

NOTICE OF MEETING
PLANNING COMMISSION
CITY OF ST. GEORGE
WASHINGTON COUNTY, UTAH

Public Notice

Notice is hereby given that the Planning Commission of the City of St. George, Washington County, Utah, will hold a **Planning Commission** meeting in the City Council Chambers, 61 S Main St, St George, Utah, on **Tuesday, February 10, 2026**, commencing at **5:00 p.m.**

The agenda for the meeting is as follows:

Call to Order

Flag Salute

Call for Disclosures

WELCOME NEW PLANNING COMMISSION MEMBER, KELLY TAYSOM

ELECT NEW CHAIR

1. GENERAL PLAN AMENDMENT Dixie Drive GPA – PUBLIC HEARING –

Consider a request to change the general plan land use designation from COM (Commercial) to MHDR (Medium-High Density Residential) on approximately 8.91 acres located west of Dixie Drive and south of Canyon View Drive. The applicant is American Land Consulting LLC and the representative is Adam Allen.

Case No. 2025-GPA-019 (Staff – Brian Dean)

2. GENERAL PLAN AMENDMENT Sullivan 1800 N GPA – PUBLIC HEARING –

Consider a request to change the general plan land use designation from AE (Agricultural Estates) to MDR (Medium Density Residential) on approximately 1.95 acres located at the northwest corner of 1800 North and 2100 West. The applicant is Bush and Gudgell, Inc. and the representative is Bob Hermandson.

Case No. 2025-GPA-022 (Staff – Brenda Hatch)

3. PLANNED DEVELOPMENT AMENDMENT Dutch Bros at Desert Color – PUBLIC HEARING –

Consider a request to amend the Desert Color zone plan. This PD amendment would allow the construction of a new Dutch Brothers Coffee shop on 0.65 acres. The site is located on the west of Desert Color Pkwy just south of Southern Parkway. The applicant is Bush & Gudgell, Inc. and the representative is Bob Hermandson.

Case No. 2026-PDA-001 (Staff – Dan Boles)

4. PRELIMINARY PLAT Dutch Bros at Desert Color –

Consider a request for a single lot preliminary plat located in the Desert Color Development for a commercial subdivision. The applicant is Bush & Gudgell, Inc. and the representative is Bob Hermandson.

Case No. 2026-PP-001 (Staff – Dan Boles)

5. PLANNED DEVELOPMENT AMENDMENT Blackridge Restaurants– PUBLIC HEARING –

Consider a request to amend an approved PD-C (Planned Development Commercial) zone to allow review of a conceptual site plan, building elevations, and building renderings for a second restaurant on the site. The site is approximately 3.44 acres (149,846 ft²). The property is generally located North-East corner of Black Ridge Drive & 250 West. The applicant is American Land Consulting, LLC, and the representative is Adam Allen.

Case No. 2025-PDA-033. (Staff – Dan Boles)

6. **PLANNED DEVELOPMENT AMENDMENT Sage Haven Phases 22-33 – PUBLIC HEARING** – Consider a request for an amendment to the Desert Color PD (Planned Development) in order to construct the next phase of Sage Haven in the Desert Color development. This proposed phase is approximately 58.54 acres and would allow 418 multi-family and single-family units. The location of the proposed pod is southwest of Painted Ridge Parkway, west of Desert Sage Parkway and just west of the previously approved Sage Haven phases. Case No. 2026-PDA-002 (Staff – Dan Boles)
7. **PRELIMINARY PLAT Sage Haven Ph 22-33** – Consider a request for a preliminary plat for a 260-unit townhome and single-family subdivision on approximately 58.68 acres. The applicant is Desert Color St George, LLC and the representative is Bob Hermandson. Case No. 2025-PP-037 (Staff – Dan Boles)
8. **PRELIMINARY PLAT Southgate Hills Subdivision** – Consider a request for a 15-lot preliminary plat located north of Sir Monte Drive and east of Rolling Hills Drive for the purpose of a single-family subdivision on approximately 7.34 acres. The applicant is American Consulting & Engineering, and the representative is Tony Carter. Case No. 2025-PP-040 (Staff – Brian Dean)
9. **GENERAL PLAN AMENDMENT -R-1 General Plan Amendment – PUBLIC HEARING** – Consider a request to amend Responsible Growth section of the General Plan. The amendment would allow a proposed R-1 zone within the Low and Medium Density Residential General Plan designations as well as the Downtown Traditional and Connected Neighborhood districts. The applicant is DSG Engineering, and the representative is Mike Terry. Case No. 2026-GPA-017 (Staff – Dan Boles)
10. **ZONE REGULATION AMENDMENT -R-1 Zone Proposal – PUBLIC HEARING** – Consider a request to amend portions of the city zoning ordinance, Title 10. The amendment would create a new zoning category to be known as the R-1 zone. The R-1 zone is intended to provide zoning options for smaller, single-family lots within the city. The applicant is DSG Engineering, and the representative is Mike Terry. Case No. 2026-ZRA-015 (Staff – Dan Boles)

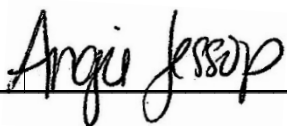
11. **MINUTES**

Consider a request to approve the meeting minutes from the January 13, 2026, meeting.

12. **CITY COUNCIL ACTIONS**

Report on items heard at the January 15, 2026, and February 5, 2026 City Council meeting.

1. *Anthemnet/VZW White Dome*
2. *Rusty Cliffs South*
3. *Desert Mesa*
4. *The Hidden Jewel*
5. *County Park in R-1-1- Zone*



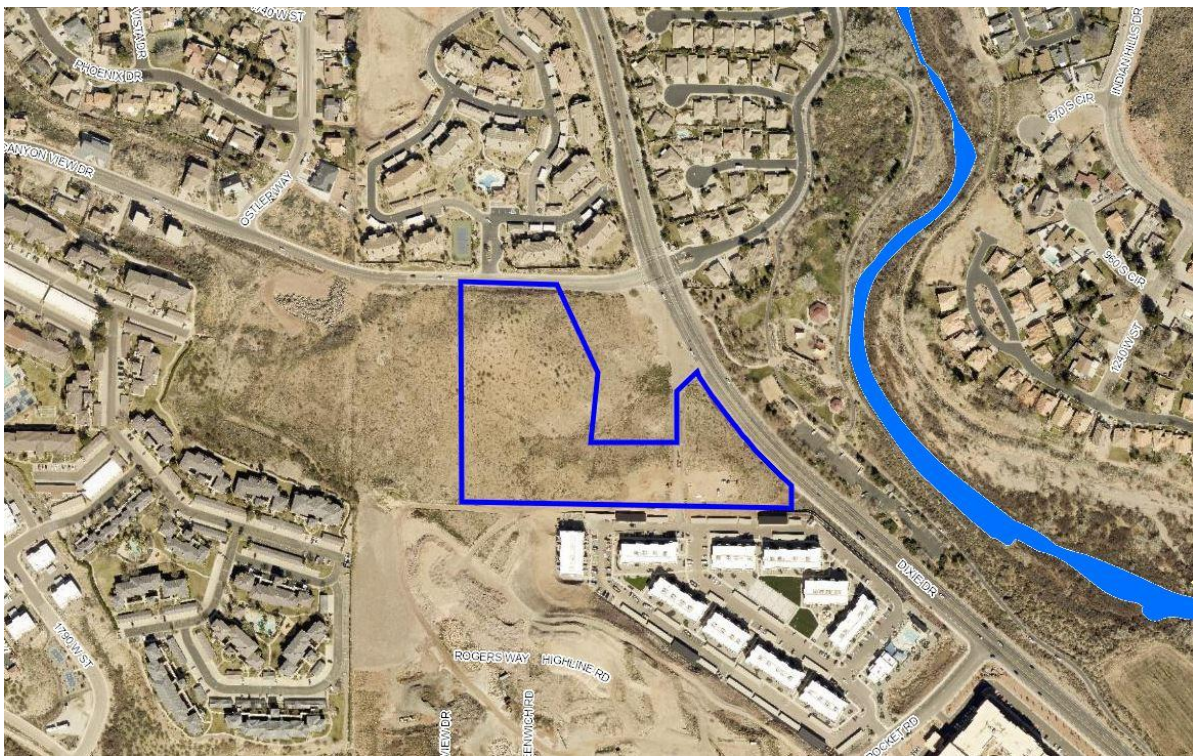
Angie Jessop – Community Development Office Supervisor

February 6, 2026

Date

Reasonable Accommodation: The City of St. George will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs. Please contact the City Human Resources Office at (435) 627-4674 at least 24 hours in advance if you have special needs.

Dixie Drive General Plan Amendment (Case No. 2025-GPA-019)	
Request:	Consider approval of an ordinance changing the general plan future land-use map from COM (Commercial) to MHDR (Medium-High Density Residential) on approximately 8.91 acres generally located west of Dixie Drive and south of Canyon View Drive, for the proposed development of townhomes.
Applicant:	American Land Consulting LLC
Representative:	Adam Allen
Location:	The project is generally located west of Dixie Drive and south of Canyon View Drive.
Existing General Plan:	COM (Commercial)
Proposed General Plan:	MHDR (Medium-High Density Residential)
Existing Zoning:	PD-C (Planned Development Commercial) and R-1-10 (Single Family Residential 10,000 SF min lot size)
Land Area:	Approximately 8.91 acres



BACKGROUND:

The General Plan is a guide for land-use decisions and contains various policies to help direct decisions related to land use and development of the City. This General Plan Amendment (GPA) is for approximately 8.91 acres of land generally located west of Dixie Drive and south of Canyon View Drive. This property has undergone several general plan changes. It changed twice in 2018 from LDR (Low Density Residential) to MDR (Medium Density Residential) and then from MDR to MHDR (Medium-High Density Residential). It most recently changed in 2022 from MHDR to COM (Commercial).

This application proposes to change the General Plan land use from COM (Commercial) back to MHDR (Medium-High Density Residential) in expectation of townhomes being developed on the property. The property is currently zoned PD-C (Planned Development Commercial) and R-1-10 (Single Family Residential 10,000 SF min lot size).

RECOMMENDATION:

Staff recommends approval of the general plan amendment with no conditions.

ALTERNATIVES:

1. Recommend approval of this General Plan Amendment.
2. Recommend denial of this General Plan Amendment
3. Continue the proposed General Plan Amendment to a future date.

POSSIBLE MOTION:

“I move that we forward a positive recommendation to the City Council for the Dixie Drive General Plan Amendment, based on the findings listed in the staff report.”

FINDINGS FOR APPROVAL:

1. This land use amendment will not be harmful to the health, safety and general welfare of residences and businesses in the area.
2. The proposed land use amendment aligns with Section 2.3 of the general plan by increasing and diversifying housing supply across the city.

Exhibit A
Applicant's Narrative



NARRATIVE

RE: General Plan amendment

To whom it may concern:

The purpose of the General Plan Amendment is to bring the Subject properties into what is currently in the area.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Adam Allen", is written over a horizontal line.

Adam Allen, Manager
American Consulting and Engineering

Exhibit B
Public Comment

Richard Rogers
Niota Investment, LLC
Rogers Construction Company

Phone: [REDACTED]

Email: [REDACTED]

Friday, January 9, 2026

City of St. George – Community Development Department

Attention: Brian Dean, Planner I

61 S. Main Street

St. George, UT 84770

Phone: (435) 627-4437

Email: brian.dean@sgcityutah.gov

Case No. 2025-GPA-019 – Dixie Drive Project

The property located west of Dixie Drive and south of Canyon View Drive on approximately 8.91 acres does not have legal access east or west from 25 feet wide asphalt road, from the apartments complex to Dixie Drive. This parcel was granted to Richard Rogers, Rogers Construction Company, from the United States Department of the Interior, Bureau of Land Management.

Right-of-Way – SERIAL NUMBER UTU-77901

Access is not available without proper compensation paid by the existing or future property owners of said 8.91 acres.

Richard Rogers

Richard Rogers

Niota Investment, LLC

Planning Commission of St. George
c/o Brian Dean, Planner I
City of St. George Community Development Department
61 S. Main St.
St. George, UT 84770

January 23, 2026

Several years ago, after many years of looking we found a great, somewhat secluded resort community, Pelican Hills and purchased a condominium. We paid a premium for the location and secluded atmosphere it provided, however, we now fear that a number of the reasons we were drawn to this property and ultimately purchased here are in danger of being wiped out.

If the request to change the zoning of the parcel across the street from our complex to MHDR is to be granted, the entire atmosphere, setting, views, etc. will be changed. We specifically did not want to be close to such high density housing, and purchased this property believing this type of development would not be allowed to occur in such close proximity based on the current zoning.

The proposed zoning change, and subsequent development on this parcel, will add much additional traffic to this area, make crossing Dixie Dr. to access Cottonwood Cove Park and the bike trails much more dangerous for our children, grandchildren and others.

This change will completely change the nature of our living and recreational space, reduce our mental and physical enjoyment and satisfaction. Statistics will also bear out there is an increase in crime rates in higher density developments. Ultimately, we will see a reduction in our property value due to this change if granted.

I am not anti growth, and understand the need for housing, and although I would not be excited about it, would understand a change to low density housing, however to make the change as requested, when many people have purchased here based on the assumption this would not be allowed in this particular area, is just plain wrong.

We are vehemently opposed to this change, and will do whatever we can to responsibly and legally fight this change and prevent it from happening.

We appreciate you considering our concerns , and trust you will do the right thing.

Sincerely,



**Exhibit C
Presentation**

A desert landscape featuring a two-lane asphalt road that curves through the middle ground. To the right of the road, a large, rugged, reddish-brown rock formation rises prominently. The sky is filled with soft, wispy clouds, transitioning from a warm orange glow on the left to a cooler, greyish-blue on the right. The overall scene is serene and evocative of a remote desert location.

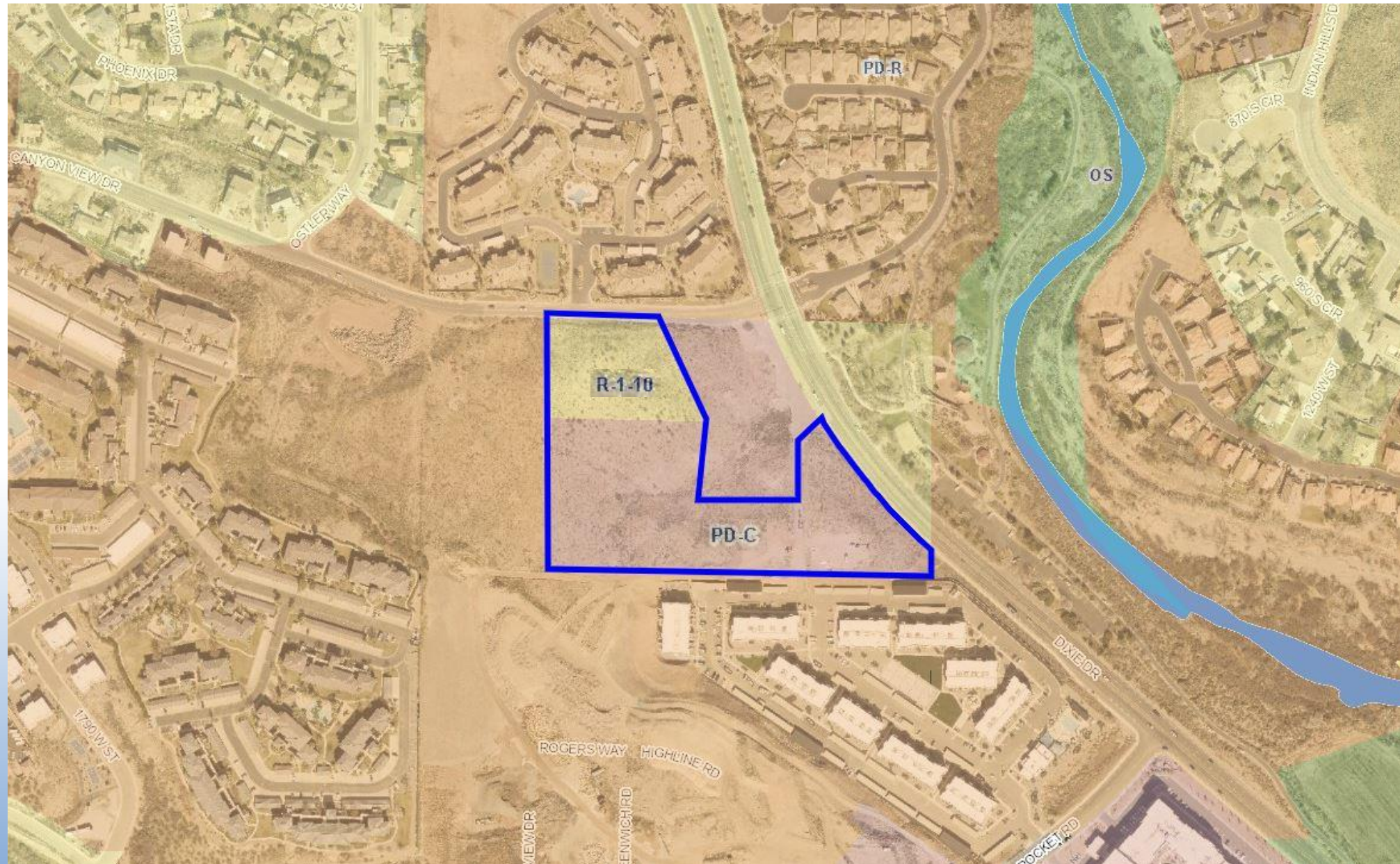
DIXIE DRIVE GENERAL PLAN AMENDMENT

2025-GPA-019

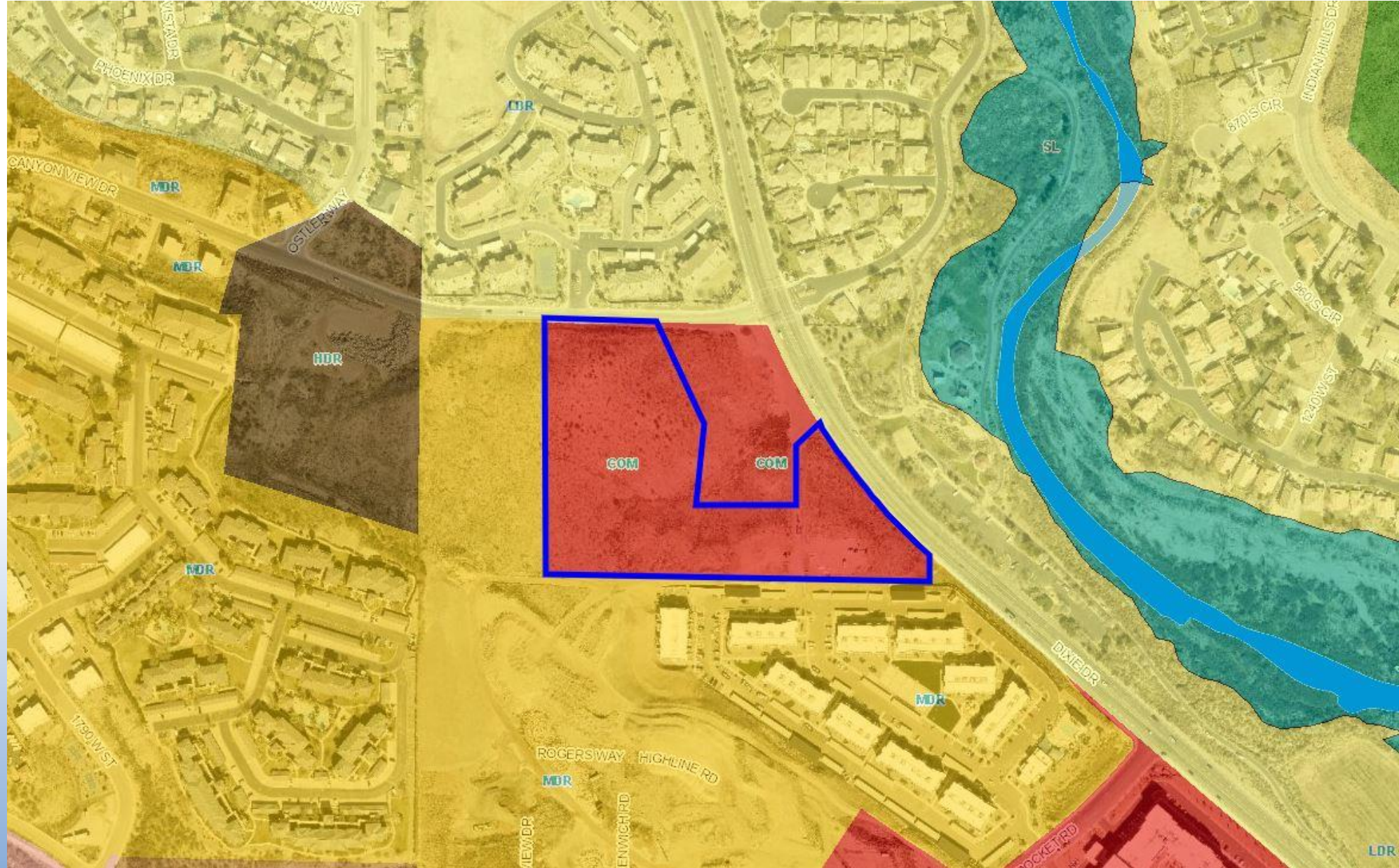
AERIAL MAP



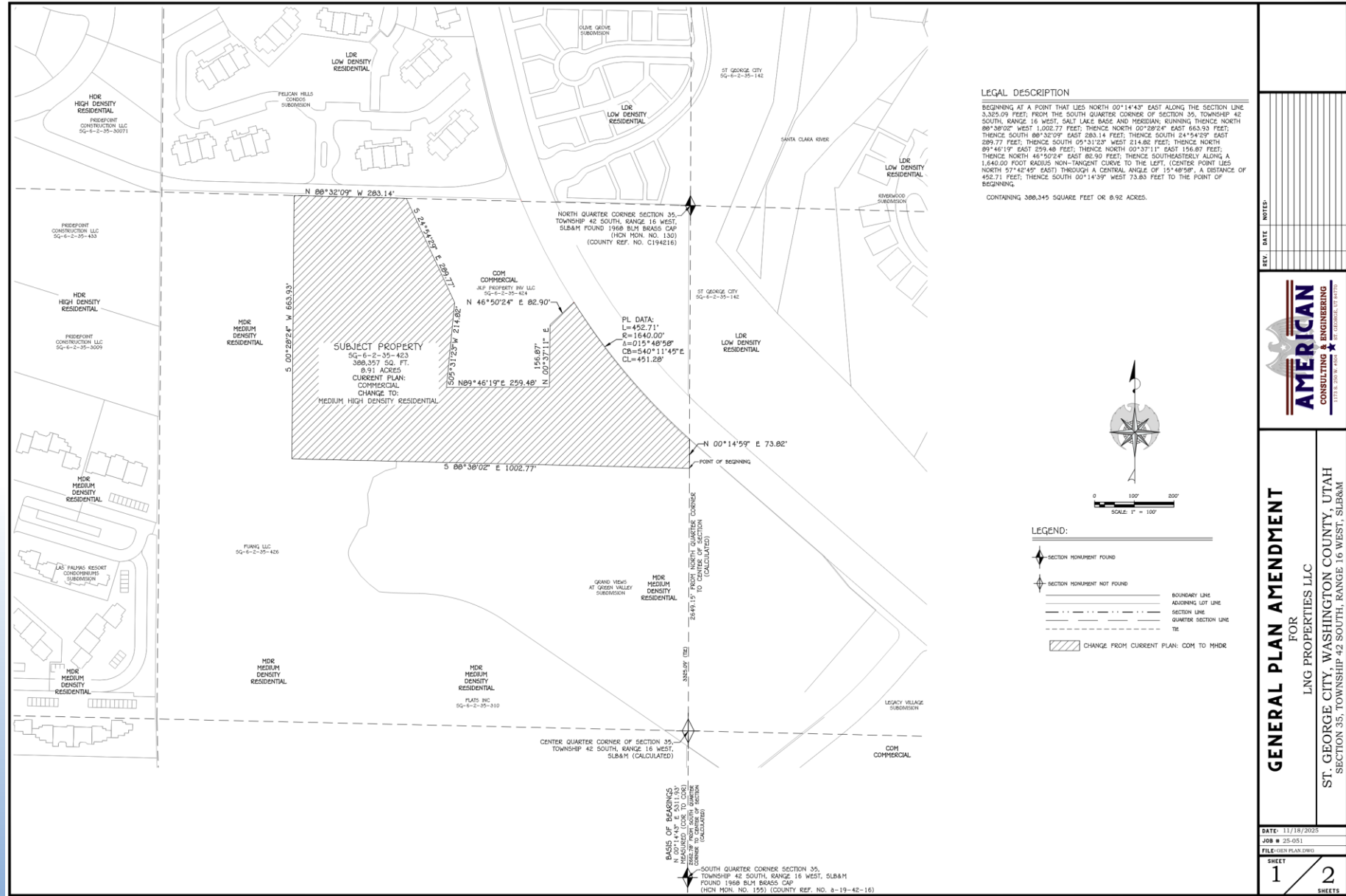
ZONING MAP



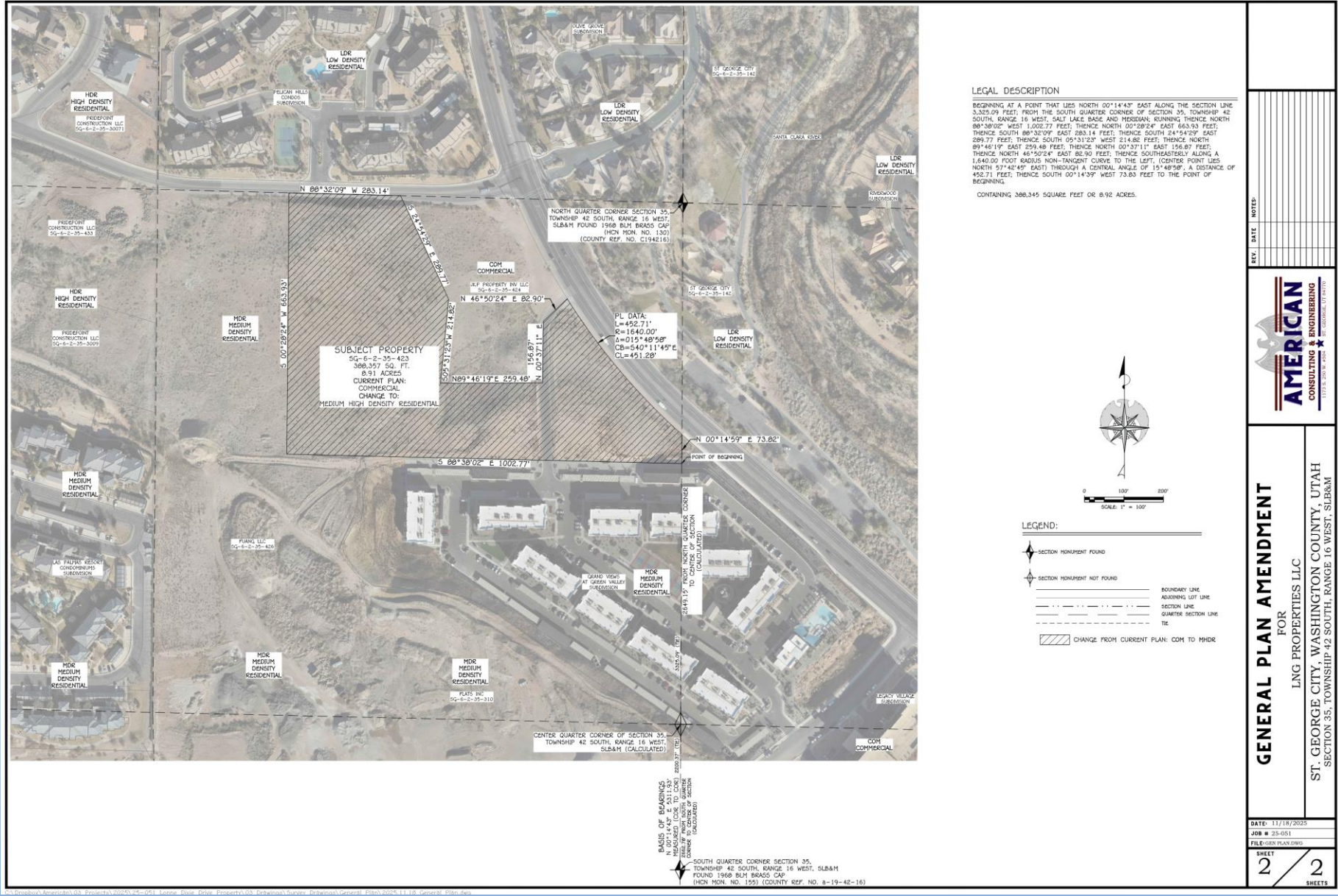
GENERAL PLAN MAP



PROPOSED GENERAL PLAN AMENDMENT



PROPOSED GENERAL PLAN AMENDMENT



RECOMMENDATION

Staff recommends approval of the general plan amendment with no conditions.

POSSIBLE MOTION

“I move that we forward a positive recommendation to the City Council for the Dixie Drive General Plan Amendment, based on the findings listed in the staff report.”

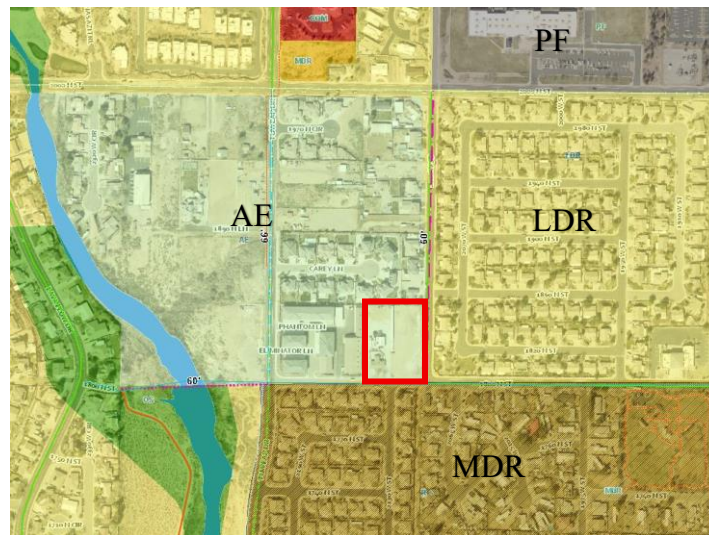
Sullivan 1800 North GPA General Plan Amendment (Case No. 2025-GPA-022)	
Request:	Consider changing the general plan future land-use map from AE (Agricultural Estates) to MDR (Medium Density Residential) on approximately 1.95 acres generally located at the northwest corner of 1800 North and 2100 West.
Applicant:	Bush and Gudgell, Inc.
Representative:	Bob Hermandson
Location:	The project is located at the northwest corner of 1800 North and 2100 West
Existing General Plan:	AE (Agricultural Estates)
Proposed General Plan:	MDR (Medium Density Residential)
Existing Zoning:	RE-20 (Residential Estates 20,000 square feet minimum lot size)
Land Area:	Approximately 1.95 acres



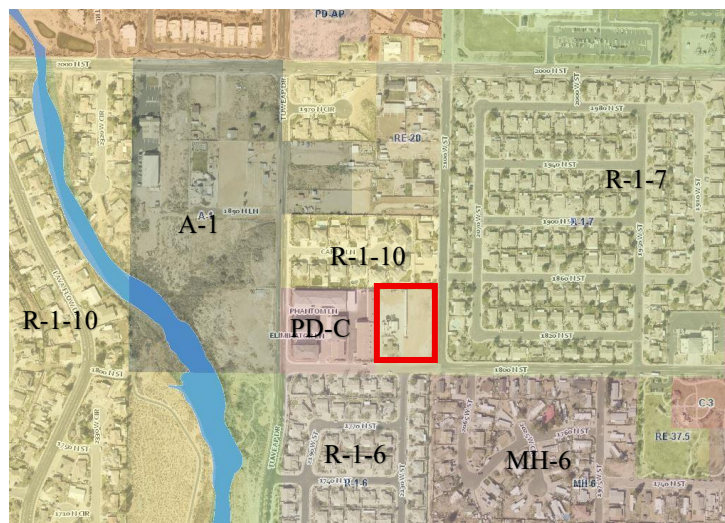
BACKGROUND:

The General Plan serves as a guide for land-use decisions and contains policies to direct the development of the City. Historically, this area was designated as Low Density Residential (LDR), which allows for up to 4 dwelling units per acre. In 2025, the City updated the General Plan and redesignated this area as Agricultural Estates (AE). While this designation still allows for up to 4 dwelling units per acre, it requires larger lots to maintain a rural and agricultural character, allowing animals by right.

The proposed change to Medium Density Residential (MDR) would increase the density to 5–9 dwelling units per acre. For context, the property to the east is designated LDR, while the area south of 1800 North is designated MDR. The east and north sides are bordered by Agricultural Estates (AE).



The area surrounding the subject property consists primarily of single-family residential homes and larger agricultural uses to the northwest. Notable exceptions include hobby garages at the northeast corner of 1800 North and Tuweap Drive, and a mix of single-family and mobile homes to the southeast. Lot sizes in the immediate vicinity range from 6,000 square feet to several acres, with the majority between 7,000 and 8,000 square feet.



This request represents a two-category move, bypassing Low Density Residential (LDR) to transition directly from Agricultural Estates (AE) to Medium Density Residential (MDR).

RECOMMENDATION:

Staff recommends the Planning Commission weighs the positive and negative effects of this change to the surrounding area.

ALTERNATIVES:

1. Recommend approval of this General Plan Amendment.
2. Recommend denial of this General Plan Amendment
3. Continue the proposed General Plan Amendment to a future date.

POSSIBLE MOTION:

“I move that we forward a positive/negative recommendation to the City Council for the Sullivan 1800 North General Plan Amendment, based on the findings listed in the staff report.”

FINDINGS FOR APPROVAL:

1. This land use amendment will not be harmful to the health, safety and general welfare of residences and businesses in the area.
2. The proposed land use amendment aligns with Section 2.3 of the general plan by allowing appropriate density near an area with existing medium-density development.

FINDINGS FOR DENIAL:

1. The requested designation change would be out of scale and inconsistent with the surrounding land-use pattern shown on the City Land Use Map (adjoining parcels remain AE/low density), creating compatibility and neighborhood character problems.
2. The proposed designation change does not comply with the current stated goals for the AE General Plan category, Agricultural Estates.
3. A comprehensive General Plan amendment was conducted, compiled and approved by the City Council with recommendation by the Planning Commission in June of 2025 (only four months ago). This category was applied to this property with a good understanding of how it would build out.

Exhibit A
Applicant's Narrative



Bush and Gudgell, Inc.
Engineers • Planners • Surveyors
www.bushandgudgell.com

December 4, 2025

St George City
Planning and Zoning Department
175 North 200 East
St George, UT

Re: Parcels SG-6-2-10-2326 and SG-6-2-10-2328 - General Plan Amendment
Application

To whom it may concern:

We are submitting an application to amend the St. George General Plan on Parcels SG-6-2-10-2326 and SG-6-2-10-2328 in St. George City. Currently, the parcels have an AE designation. The owner desires to have the entire parcel designated MDR for a small townhome development. This change will help fulfill the needs for more affordable housing in St. George.
Please see the attached maps.

We greatly appreciate your consideration.

Sincerely,
Bush and Gudgell, Inc.

Bob Hermanson
President

Exhibit B
Presentation

Sullivan 1800 North GPA 2025-GPA-022

Location



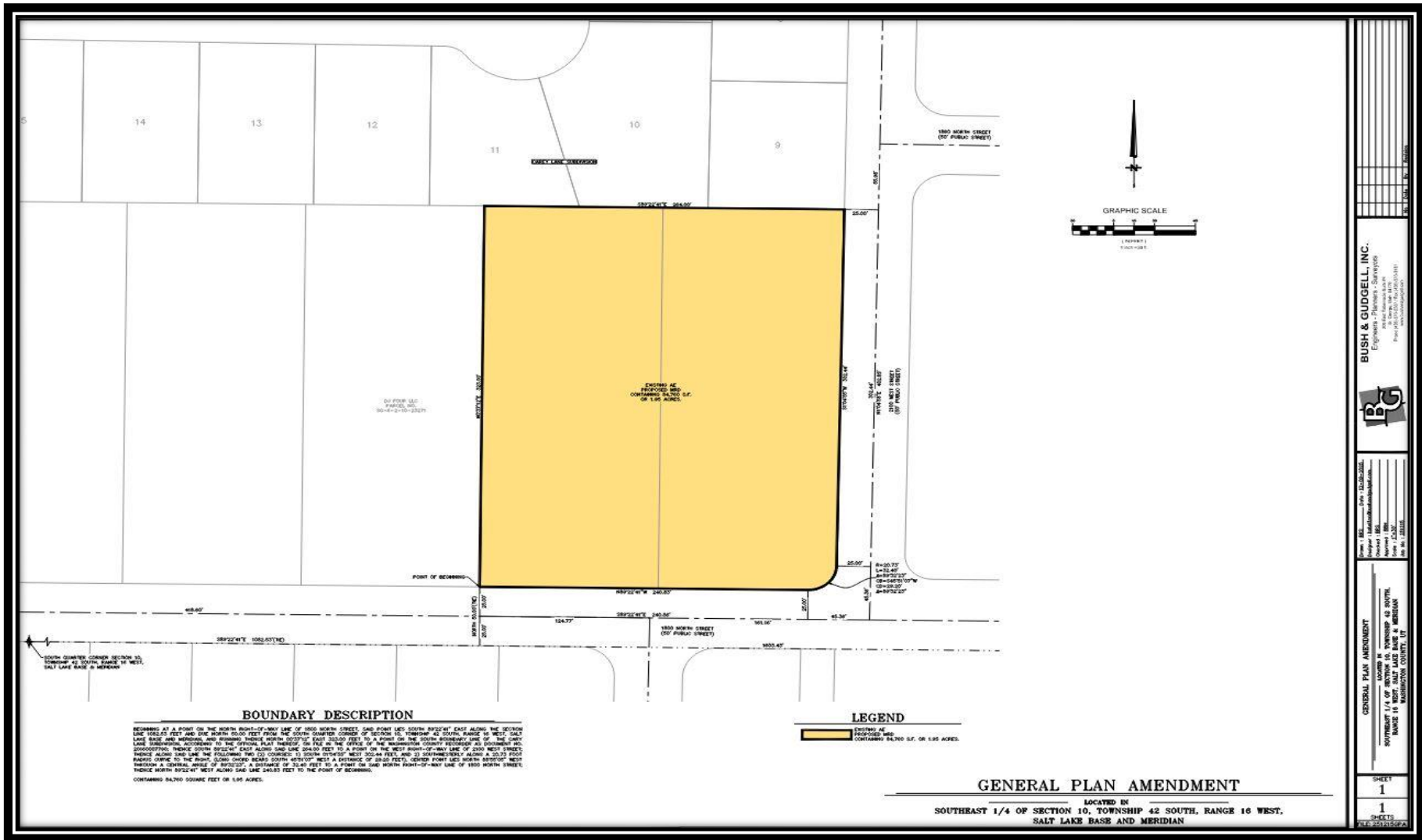
Zoning



Land Use



Property Exhibit



Comments to Case # 2025-GPA=022, Sullivan 1800 N GPA

1 message

Thu, Jan 22, 2026 at 12:22 PM

To: brenda.hatch@sgcityutah.gov

Cc: bruce <[REDACTED]>, Julie Quinn <[REDACTED]>

Brenda:

I received your notification letter about the variance requested by the developer.

I am OK with a variance if the new properties have a similar density and look of the surrounding neighborhoods. I am not in favor of higher density housing that potentially reduce our property values.

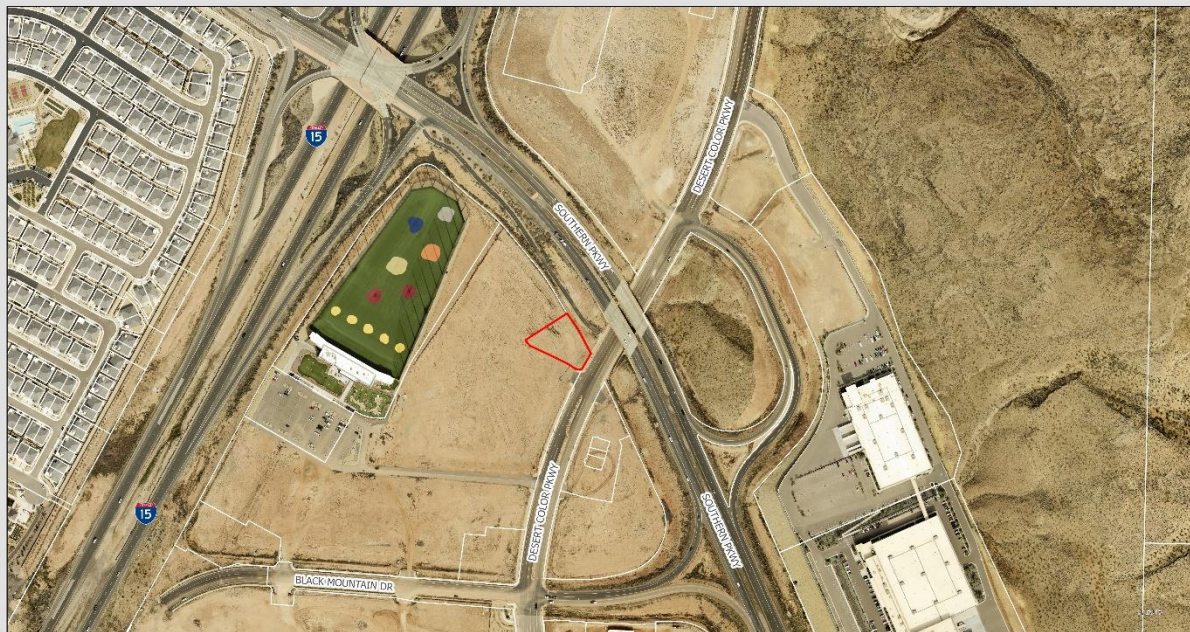
Best Regards,

Bruce Quinn

[REDACTED]

PLANNING COMMISSION AGENDA REPORT: 02/10/2026

Dutch Bros at Desert Color Planned Development Amendment (Case No. 2026-PDA-001)		
Request:	To amend the Desert Color PD-C (Planned Development Commercial) zone for construction of a coffee shop (restaurant).	
Applicant:	Bush & Gudgell, Inc.	
Representative:	Bob Hermandson	
Location:	Located east of Desert Color Pkwy and between Southern Parkway and Black Mountain Drive	
General Plan:	PD (Planned Development)	
Existing Zoning:	PD-C (Planned Development Commercial)	
Surrounding Zoning:	North	PD-C (Planned Development Commercial)
	South	PD-C (Planned Development Commercial)
	East	PD-C (Planned Development Commercial)
	West	PD-C (Planned Development Commercial)
Land Area:	Approximately 0.65 acres	



DUTCH BROS AT DESERT COLOR

0 190 380 760 1,140 1,520 Feet



BACKGROUND:

This is a request to approve the conceptual site plan, landscape plan, elevations, renderings, for Dutch Bros in the Desert Color commercial area. Any new site plan or changes that occur in an approved PD-C (Planned Development Commercial) zone requires approval of a PD amendment. There have been several approvals for commercial development within Desert Color such as Big Shots Golf Center, pads A, K, M & N, Mountain America, America First Credit Union, Panda Express, The Break restaurant, and Fabulous Freddy's. This property sits to the west of Pad 'A' and Fabulous Freddy's across Desert Color Pkwy.

The proposed project is a smaller one and sits on approximately 0.65 acre. A single 1,025 ft² building is depicted on the site. The site takes its access from a shared drive aisle from Desert Color Parkway. The Dutch Bros site will be the only building in the immediate vicinity for the time being. They will provide adequate access width from Desert Color Parkway to their site entrance with a minimum of 25' wide drive aisle.

The site is designed again with a single building, area for landscaping/detention and parking. At 1,025 ft², a requirement of four parking stalls is required. There will be no seating on the premises though there is a 28' by 12' awning at the walk up window. If they desire at some point to set up tables and chairs, with eight total parking stalls, they would still be adequately parked. Though a patron may walk up to order at the walk up window, it is anticipated that the majority of the orders will be taken through the drive through windows. They are providing two drive through lanes. As a result, staff estimates the queuing area should be able to accommodate approximately 21 vehicles before blocking any parking spaces.

Please see the table below for a summary of the zoning requirements.

Zoning Requirements			
Regulation	Section Number	Proposal	Staff Comments
Setbacks	10-8D-6	Proposed setbacks: Front (east): 23' Side (north): 21' Side (south): 25' Rear (west): 143'	The proposed front (east) setback is shown at 23' from Desert Color Pkwy creating area for landscaping but also a close street presence. All setbacks are being met.
Pedestrian Circulation Plan	10-8-6	Pedestrian circulation is shown on the plans and is provided around the building.	The plans appear to meet the required pedestrian circulation.
Uses	PD-C use list	Coffee Shop	"Restaurant, coffee shop, delicatessen, internet café" is an approved use in the PD-C

			portion of Desert Color per their zone plan.
Height and Elevation	10-8D-6	Approximately 20' to highest point.	The maximum allowed height is 55' in Desert Color PD-C.
Phasing Plan	10-8D-2	No phasing proposed.	No comment.
Landscape Plan	10-8D-2	Conceptual landscape plan provided (approximately 27% of site).	The landscaping seems to be sufficient. During site plan review, staff will ensure the code compliance.
Utilities	10-8D-2	Conceptual utility plan provided with plat	Utilities have been reviewed with the plat and site plan with Pad "A" and
Signs	10-8D-2	No signage was identified	Signs will be approved through the sign permit process.
Lighting	10-8D-2, 10-14-1	A photometric plan has not been included	Site lighting will need review and information during formal site plan review.
Lot Coverage	10-8D-6	Conceptual plan shown (4%)	The site plan meets lot coverage regulations <50%
Solid Waste	10-8D-6	Solid waste receptacle location is shown on the site plan.	Located on far south-west side of the site, will be screened from view.
Landscaping	10-8D-6	Minimum 15' landscape buffer along access street.	Plans appear to meet this requirement.
Parking	10-19-5	8 parking stalls	Restaurant Kitchen/prep area: 1:250 = 4 stalls
EVCS And Bike Parking	10-19-6	Location of bike parking and conduit for electric parking stations not shown on plans.	During site plan review, staff will ensure the plans meet the EVCS and bike parking requirements to comply with Title 10-19-6 but they are showing seven EV stalls.

RECOMMENDATION:

Staff recommends approval of this PD Amendment with the following conditions:

1. A site plan must be applied for and approved prior to construction of the site.

ALTERNATIVES:

1. Recommend approval as presented.
2. Recommend approval with modified conditions.
3. Recommend denial of the request.
4. Continue the proposed PD amendment to a later date.

FINDINGS FOR APPROVAL:

1. That the proposed Planned Development Amendment is consistent with the intent of the Desert Color PD-C zone, which anticipates neighborhood-scale commercial uses that serve residents and visitors within the development.
2. That the proposed coffee shop use is allowed within the Desert Color zone plan and is compatible with existing and approved commercial development in the surrounding Desert Color area.
3. That the conceptual site plan demonstrates adequate access, internal circulation, and drive-through queuing to accommodate the anticipated demand without creating conflicts with adjacent streets or properties.
4. That the project provides sufficient parking based on the size and operational characteristics of the proposed use.
5. That the proposed development, subject to the conditions of approval, meets the applicable requirements of Title 10 and the Desert Color zone plan and will not be detrimental to public health, safety, or welfare.

POSSIBLE MOTION:

"I move that we forward a positive recommendation to the City Council for the PD Amendment for Dutch Brothers, Case No. 2026-PDA-001, based on the findings and subject to the conditions listed in the staff report."

Exhibit A
Applicants Narrative



Bush and Gudgell, Inc.
Engineers • Planners • Surveyors
www.bushandgudgell.com

November 17, 2025

St George City
Planning and Zoning Department
175 North 200 East
St George, UT

Re: Dutch Bros at Desert Color - PD-Zone Amendment

To whom it may concern:

We are submitting this application to provide the details for a proposed building in the commercial area in Desert Color. This is planned to be a new Dutch Bros business. The business will sit on a 0.65-acre parcel of land that lies on the south side of the Southern Parkway right-of-way and west of Desert Color Parkway. It will be accessed from Desert Color Parkway.

Please see the renderings and site plan accompanying this application for further details. We greatly appreciate your consideration.

Sincerely,
Bush and Gudgell, Inc.

Bob Hermandson
President

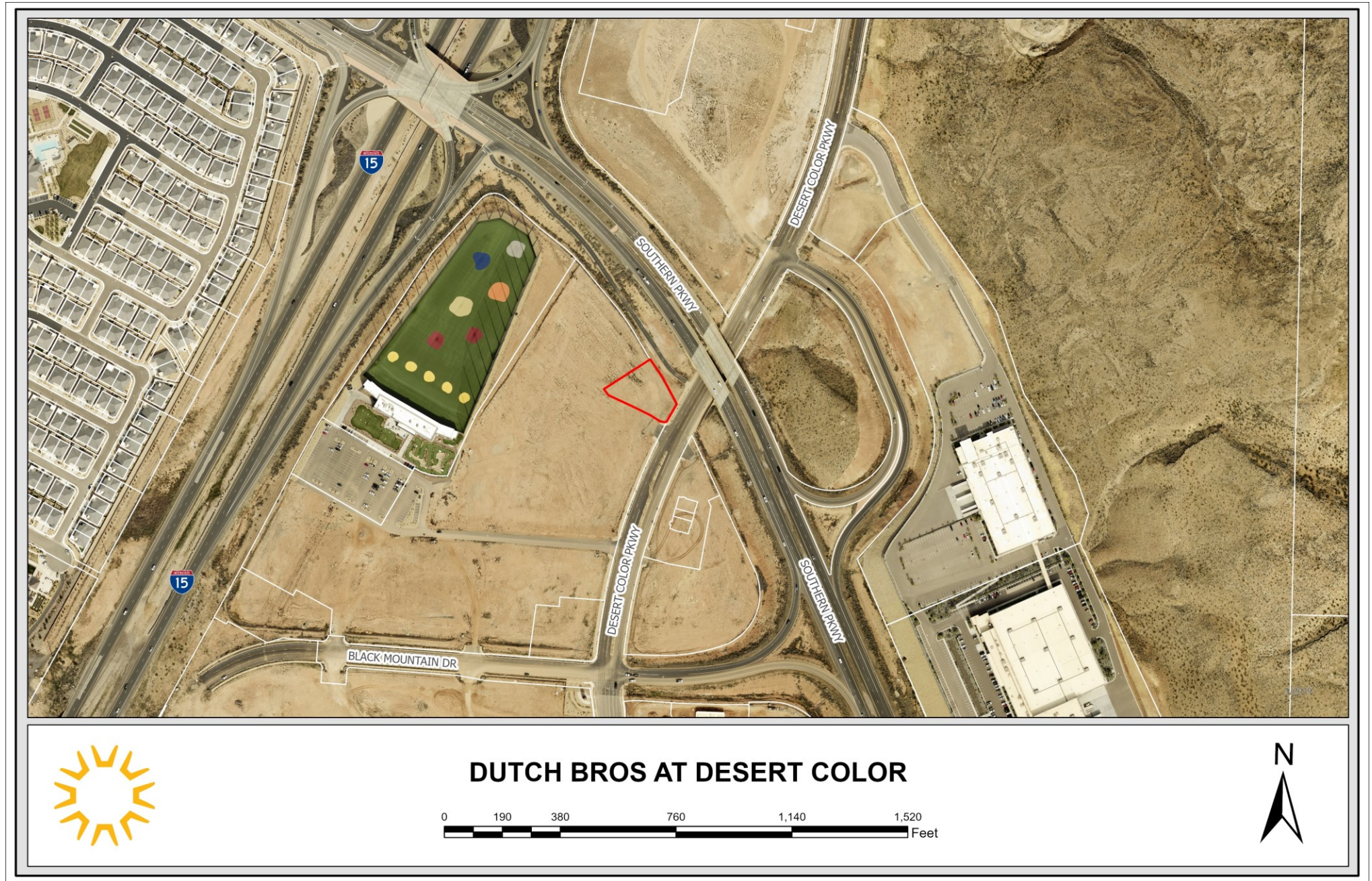
Exhibit B
PowerPoint Presentation

Dutch Bros **at Desert Color**

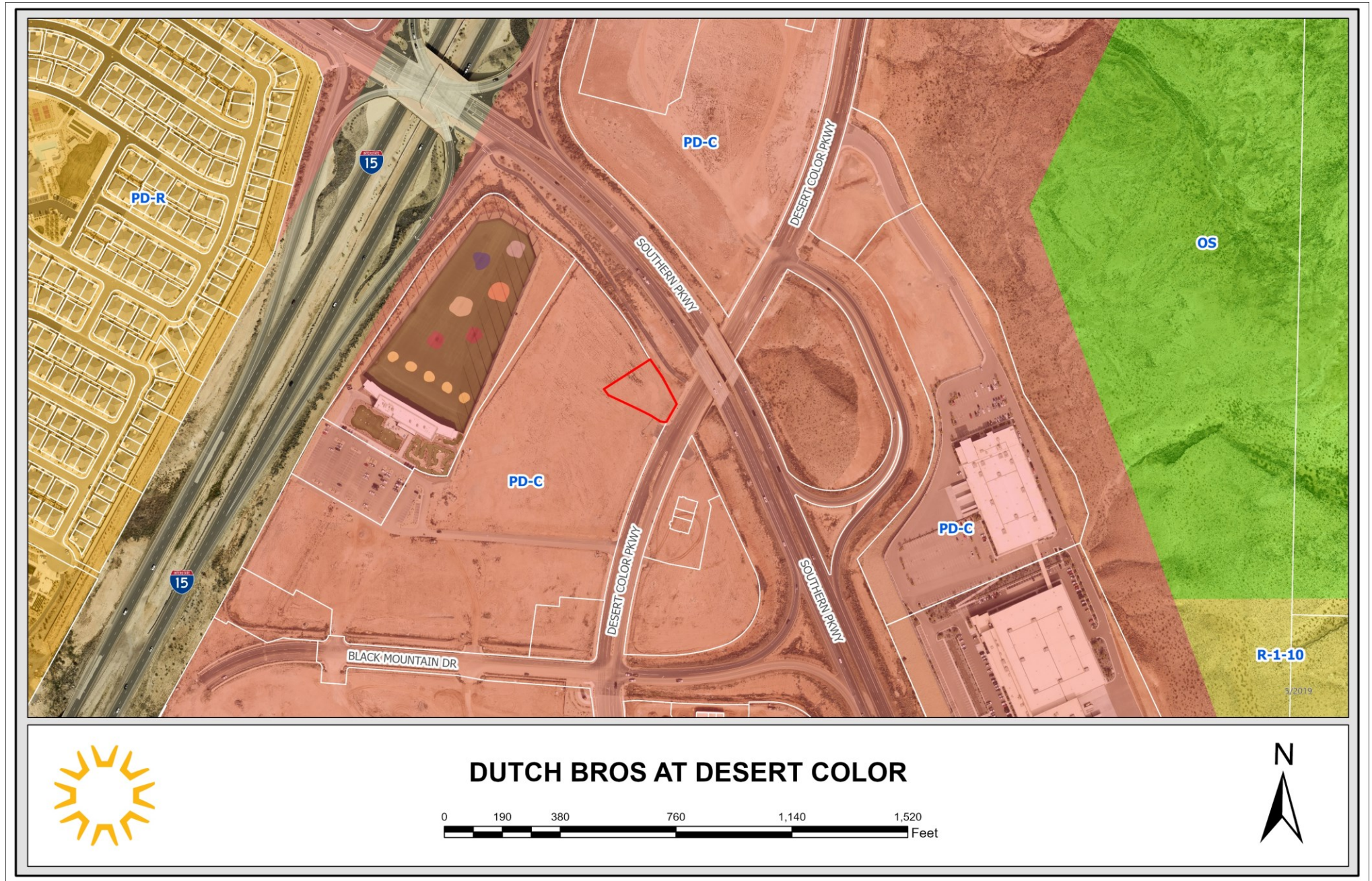
2026-PDA-001



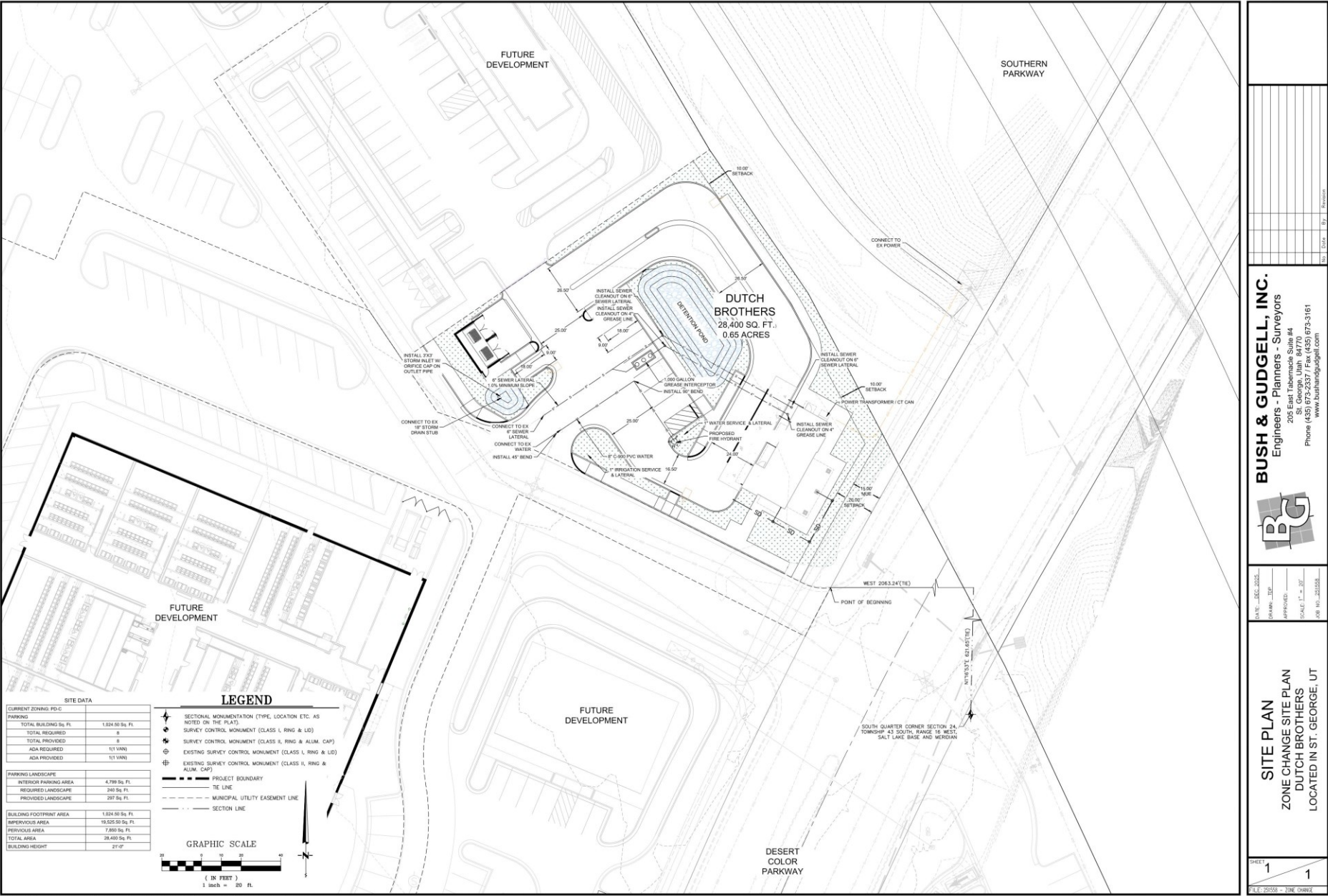
Aerial Map



Zoning Map



Site Plan



\\c:\project\color\South Block\231028 - Dutch Bros Drawings\Zone Change\zone change site plan.dwg

DATE: DEC. 2025

DRAWN: JDP

APPROVED:

SCALE: 1" = 30'

JOB NO.: 231028

SITE PLAN

ZONE CHANGE SITE PLAN

DUTCH BROTHERS

LOCATED IN ST. GEORGE, UT

1

1

FILE: 231028 - ZONE CHANGE

BUSH & GUDGELL, INC.

Engineers - Planners - Surveyors

205 East Tabernacle Suite #4

St. George, UT 84770

Phone: (435) 673-2337 / Fax: (435) 673-3161

www.bushandgudgell.com

BG

Sheet 1 of 2

Zone Change

PLANT LEGEND

SYMBOL	NAME	SIZE	EMITTERS
	<i>Prosopis glandulosa</i>	24" box	6-2GPH
	Texas Honey Mesquite	24" box	6-2GPH
	<i>Lagerstroemia indica</i>	24" box	6-2GPH
	<i>Crataegus nivalis</i> - multi trunk	24" box	6-2GPH
	<i>Quercus virginiana</i>	24" box	6-2GPH
	Live Oak	24" box	6-2GPH
	<i>Vitex agnus-castus</i>	24" box	6-2GPH
	Chaste Tree - multi trunk	24" box	6-2GPH
	<i>Pistachio chinensis</i> 'Red Push'	24" box	6-2GPH
	Red Push Pistache	24" box	6-2GPH
	<i>Chilopsis linearis</i> 'Little Bubba'	24" box	6-2GPH
	Seedless Desert Willow - multi trunk	24" box	6-2GPH

SHRUBS			
RR	Rosa x 'Noire'	2 gal	2-2GPH
	Red Carpet Rose	5 gal	2-2GPH
NO	Nerium oleander 'Dwarf Red'	5 gal	2-2GPH
	Dwarf Red Oleander	5 gal	1-2GPH
T	Teucrium chamaedrys	5 gal	1-2GPH
	Yarrow Holly	5 gal	1-2GPH
YO	Ilex vomitoria 'Nana'	5 gal	1-2GPH
	Rio Bravo Texas Ranger	5 gal	1-2GPH
LL	Leucophyllum langmaniae	5 gal	1-2GPH
RO	Rosemarinus o. 'Prostratus'	5 gal	1-2GPH
	Creeping Rosemary		

ACCENTS			
AP	Agave parryi	5 gal	1-2GPH
	Parry Agave		
DW	Dasylirion wheeleri	15 gal	1-2GPH
	Desert Spoon		
GT	Dasylirion longissimum	15 gal	1-2GPH
	Grass Tree		
YG	Yucca 'Color Guard'	5 gal	1-2GPH
	Color Guard Yucca		
HP	Hesperaloe parviflora	5 gal	1-2GPH
	Red Yucca		

GRASSES			
M	Miscanthus sinensis 'Yakushima'	5 gal	1-2GPH
	Maiden Grass		

3/4" APACHE GOLD GRAVEL, 2" THICK - throughout

TAN SANDSTONE BOULDERS 3'-5' diameter

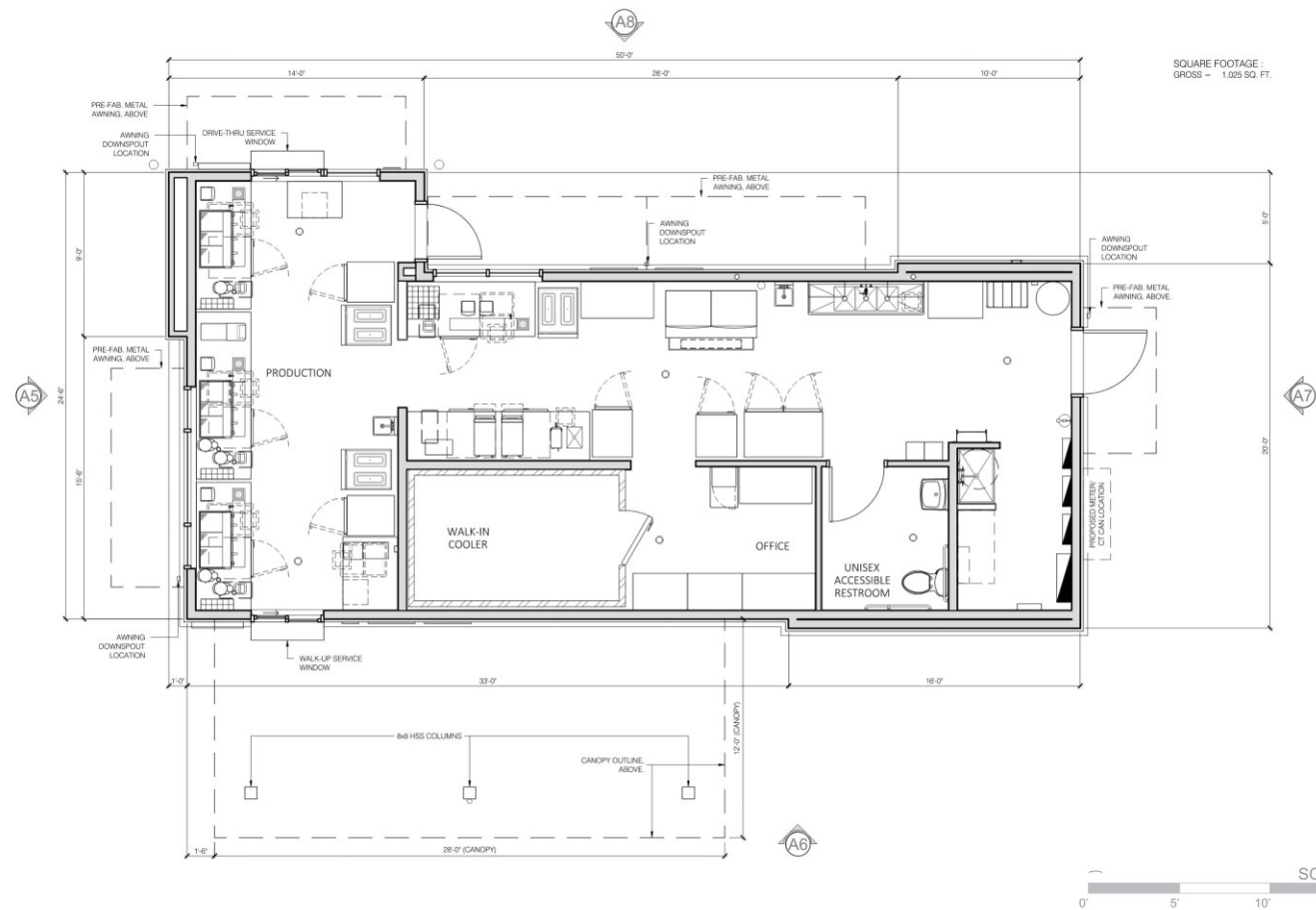
4' RIVER ROCK - GRAY RIVER ROCK

DEVELOPER REPRESENTATIVE IS TO COORDINATE WITH ONGOING MAINTENANCE COMPANY TO APPLY PERMANENT TO ALL FINISHED GRAVEL AREAS AT THE PROPER TIME OF SEASON FOR THE ST GEORGE AREA, TYPICALLY EARLY SPRINGTIME.

SEE DETAIL SHEET FOR PLANTING DETAILS AND SPECIFICATIONS

NOTE:
Landscape work around pad mount electrical equipment shall conform to current SGE Underground Electrical Standards in accordance with Details D-1, D-2, D-3-A, and D-3-C (website:scgcity.org/energydepartment). Landscaping within the clear zone area shall be xeriscape. Landscape rock shall be no larger than 1" minus, and no vegetation shall be placed within the clear zone. Finish grade around equipment shall conform to Details D-2 & D-3. Consider that mature vegetation shall not encroach to cover, grow into, or over electrical equipment. Mature vegetation shall not obstruct SGE access to or into equipment. Maintain 5 ft. minimum separation between electrical pad mount equipment / buried power, and irrigation lines.

Floor Plan



DUTCH BROS COFFEE | UT0505 | DESERT COLOR PKWY. & BLACK MOUNTAIN RD. | ST. GEORGE, UT 84790
1001 SE SANDY BLVD, SUITE 100 | PORTLAND, OR 97214 | www.GnichArch.com | v. 503.552.9079 | JANUARY 6, 2026

FLOOR PLAN
PAGE A3

Elevations



LOOKING NORTHEAST



LOOKING SOUTHEAST



LOOKING NORTHWEST



LOOKING SOUTHWEST

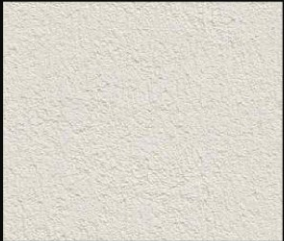
RE DUTCH BROS COFFEE | UT0505 | DESERT COLOR PKWY. & BLACK MOUNTAIN RD. | ST. GEORGE, UT 84790
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DRIVE-THRU WINDOW
PAGE A1

Materials Board



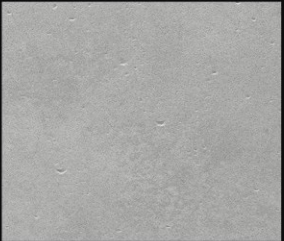
PARAPET CAP
MANUFACTURER: WESTERN STATES
METAL ROOFING
PROFILE: 8" PARAPET CAP
COLOR: BLDG DB BLUE



STUCCO SYSTEM
MANUFACTURER: DRYVIT
PROFILE: CCP-2 SYSTEM,
SANDPEBBLE FINE E FINISH
COLOR: PAINTED, SW7008 - ALABASTER



CULTURED STONE
MANUFACTURER: ELDORADO STONE
PROFILE: RUSTIC LEDGE - SEQUOIA
COLOR: PER MFR.



FIBER CEMENT BOARD
MANUFACTURER: NICHHA
MODEL: INDUSTRIAL BLOCK
COLOR: PER MFR.



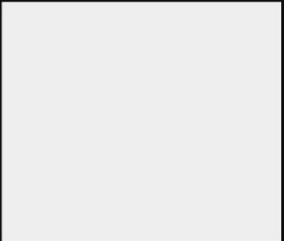
CANOPY SOFFIT
MANUFACTURER: HEWN
PROFILE: NW SPRUCE
NATURAL & SEALED
COLOR: PER MFR.



WINDOW SYSTEM
MANUFACTURER: KAWNEER OR SIMILAR
PROFILE: CLEAR ANODIZED ALUMINUM
FINISH: CLEAR NO 14 / 17



AWNINGS, DOORS & CANOPY FASCIA
- PAINT
MANUFACTURER: SHERWIN-WILLIAMS
COLOR: BLDG DB GRAY DARK



ROOFING MATERIAL
MANUFACTURER: GAF
DL-60 - 60 MIL
COLOR: WHITE



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MATERIAL BOARD
PAGE A9



GATE FRAMES & POSTS
STEEL PLATES
STEEL MANUFACTURER: NICHHA
PROFILE: ILLUMINATION
COLOR: BLDG DB BLUE



GATES BODY
- PAINT
MANUFACTURER: SHERWIN-WILLIAMS
COLOR: BLDG DB GRAY DARK



CMU BLOCK
MANUFACTURER: BASALITE
SPLIT FACE
COLOR: NATURAL

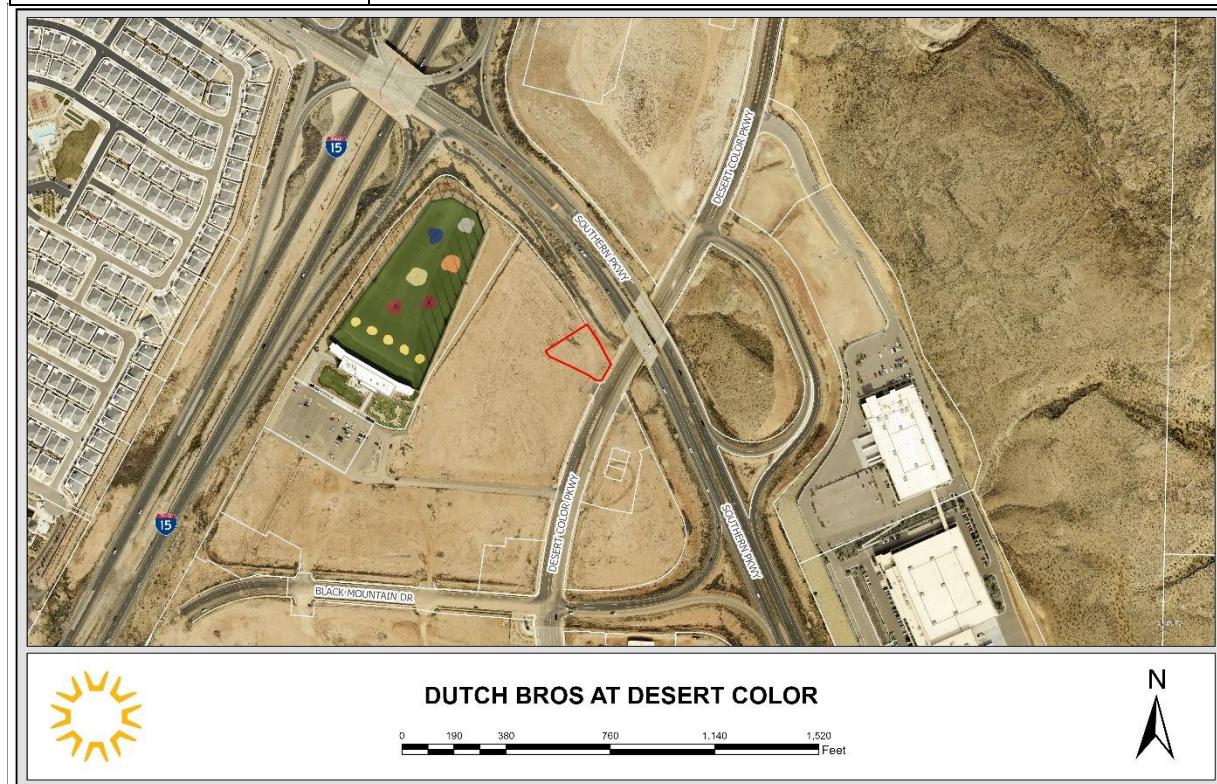


DUTCH BROS COFFEE | UT0505 | DESERT COLOR PKWY. & BLACK MOUNTAIN RD. | ST. GEORGE, UT 84790
1001 SE SANDY BLVD, SUITE 100 | PORTLAND, OR 97214 | www.GnichArch.com | v. 503.552.9079 | JANUARY 6, 2026

MATERIAL BOARD - TRASH ENCLOSURE
PAGE A11

PLANNING COMMISSION AGENDA REPORT: 02/10/2026

Dutch Bros at Desert Color Preliminary Plat (Case No. 2026-PP-001)		
Request:	This is a request for Preliminary Plat for a single lot, commercial subdivision in the Desert Color Development.	
Applicant:	Bush & Gudgell, Inc.	
Representative:	Bob Hermandson	
Location:	Located east of Desert Color Pkwy and between Southern Parkway and Black Mountain Drive	
General Plan:	PD (Planned Development)	
Existing Zoning:	PD-C (Planned Development Commercial)	
Surrounding Zoning:	North	PD-C (Planned Development Commercial)
	South	PD-C (Planned Development Commercial)
	East	PD-C (Planned Development Commercial)
	West	PD-C (Planned Development Commercial)
Land Area:	Approximately 0.65 acres	



BACKGROUND:

The subject property is currently zoned PD-C (Planned Development Commercial). This plat request is accompanied by a request to amend the existing Planned Development (PD) on the property. The PD-C designation allows a variety of commercial uses. This specific use will be a coffee shop which is a permitted use in the Desert Color PD-C zone plan. In order to build on the property, a lot has to be legally created to be eligible for a building permit. The plat depicts a single, 0.65 acre (28,400 ft²) lot upon which to construct a coffee shop.

The lot is accessed by drive aisles which are private and part of the Desert Color PD-C (Planned Development Commercial) Development. The drive aisle will be accessed from the Desert Color Parkway public right of way. The access/drive aisles will be improved throughout the development as development occurs.

RECOMMENDATION:

Staff recommends approval of this Preliminary Plat with the following condition:

1. A final plat must be applied for and approved prior to construction of the site.

ALTERNATIVES:

1. Recommend approval as presented.
2. Recommend approval with modified conditions.
3. Recommend denial of the request.
4. Continue the proposed PD amendment to a later date.

FINDINGS FOR APPROVAL:

1. That the preliminary plat creates a single commercial lot that matches the approved Desert Color Planned Development and allows the property to be legally developed.
2. That the proposed lot size, layout, and access are appropriate for a small commercial use and are consistent with surrounding PD-C zoning in the Desert Color area.
3. That the coffee shop use is permitted within the Desert Color PD-C zone plan.
4. That approving the preliminary plat allows orderly development of the property while ensuring that a final plat is reviewed and approved prior to construction, consistent with City subdivision requirements.

POSSIBLE MOTION:

"I move that we approve the Preliminary Plat for Dutch Brothers, Case No. 2026-PP-001, based on the findings and subject to the conditions listed in the staff report."

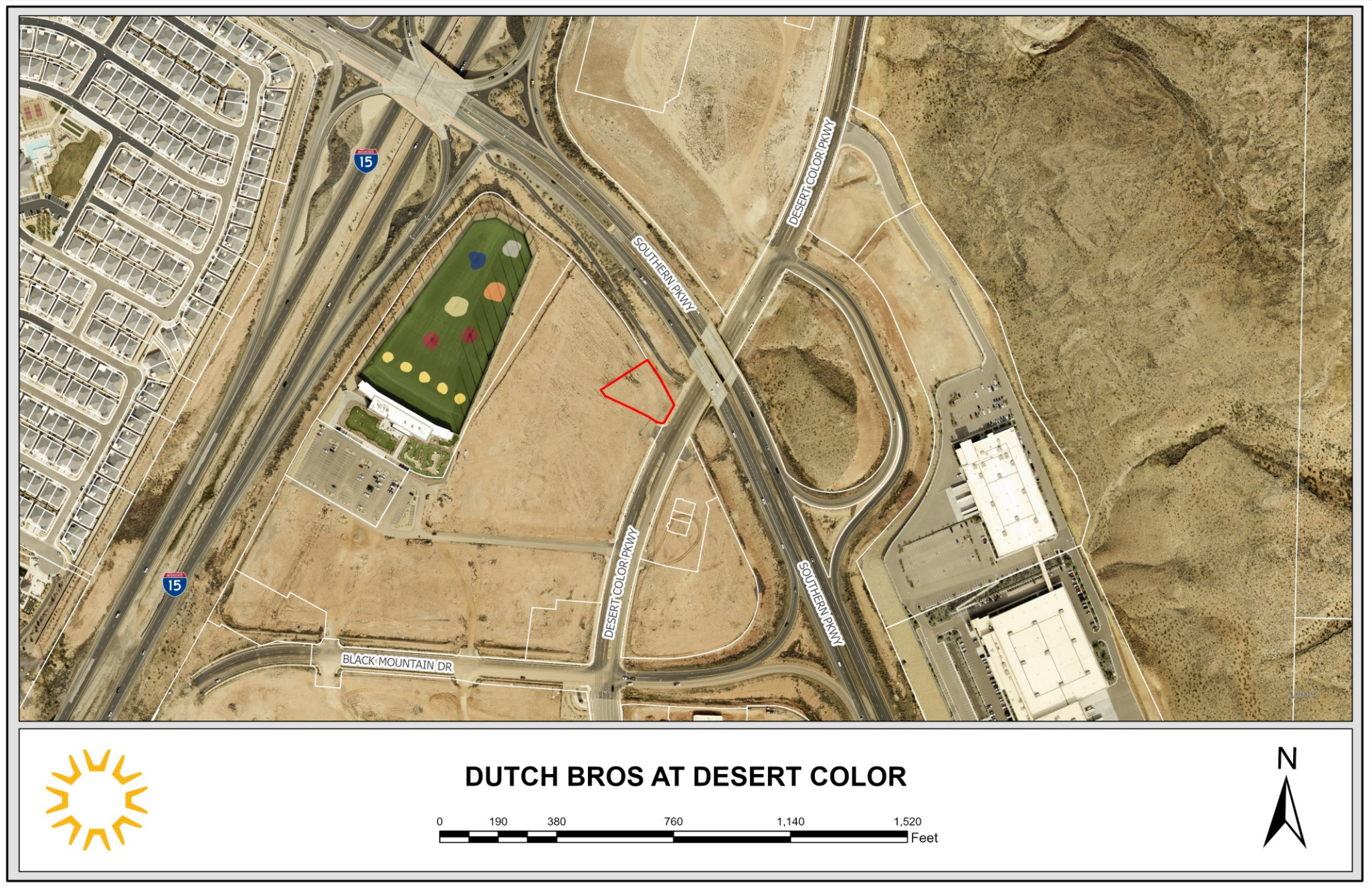
Exhibit A
PowerPoint Presentation

Dutch Bros Preliminary Plat

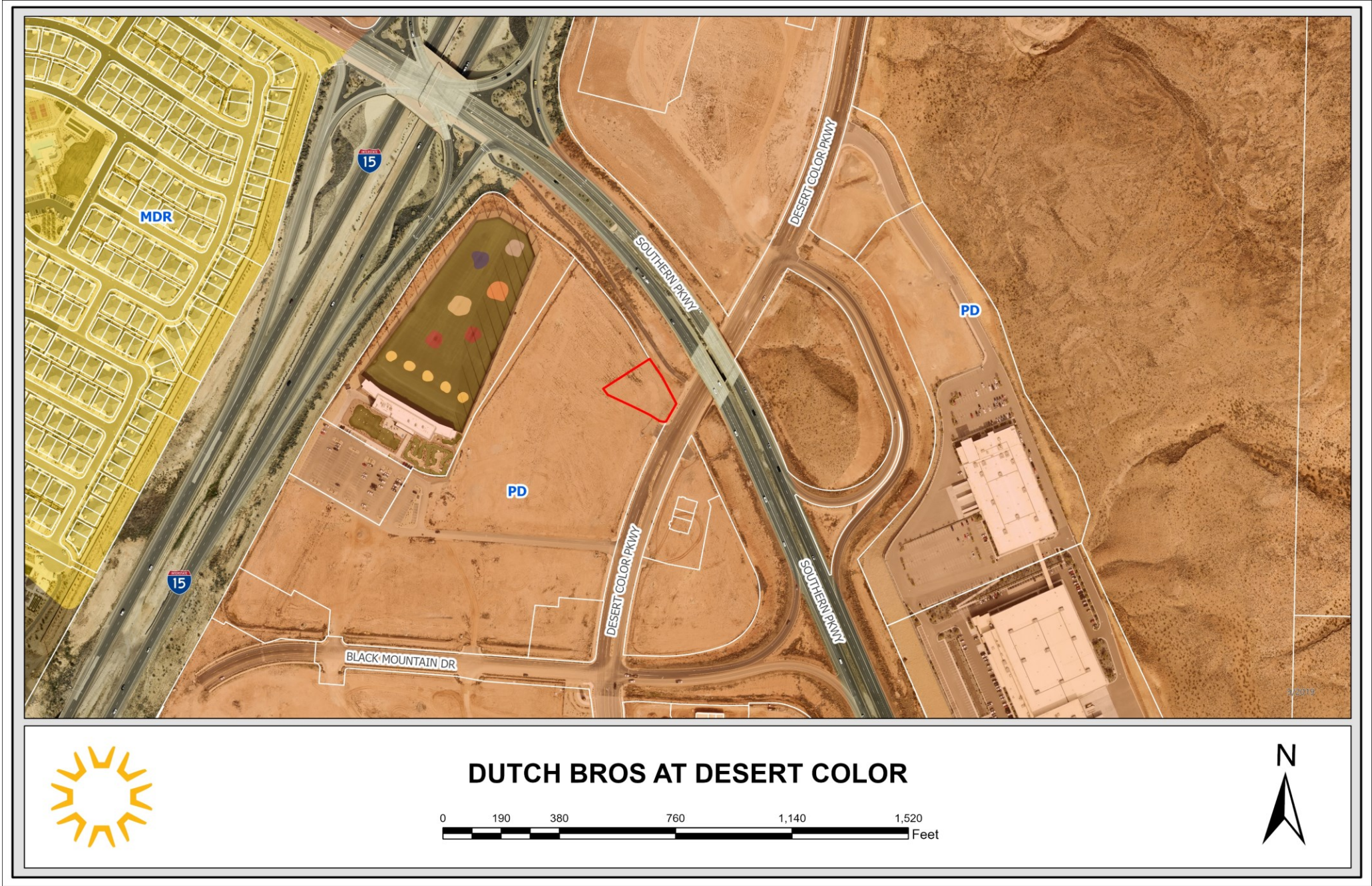
2026-PP-001



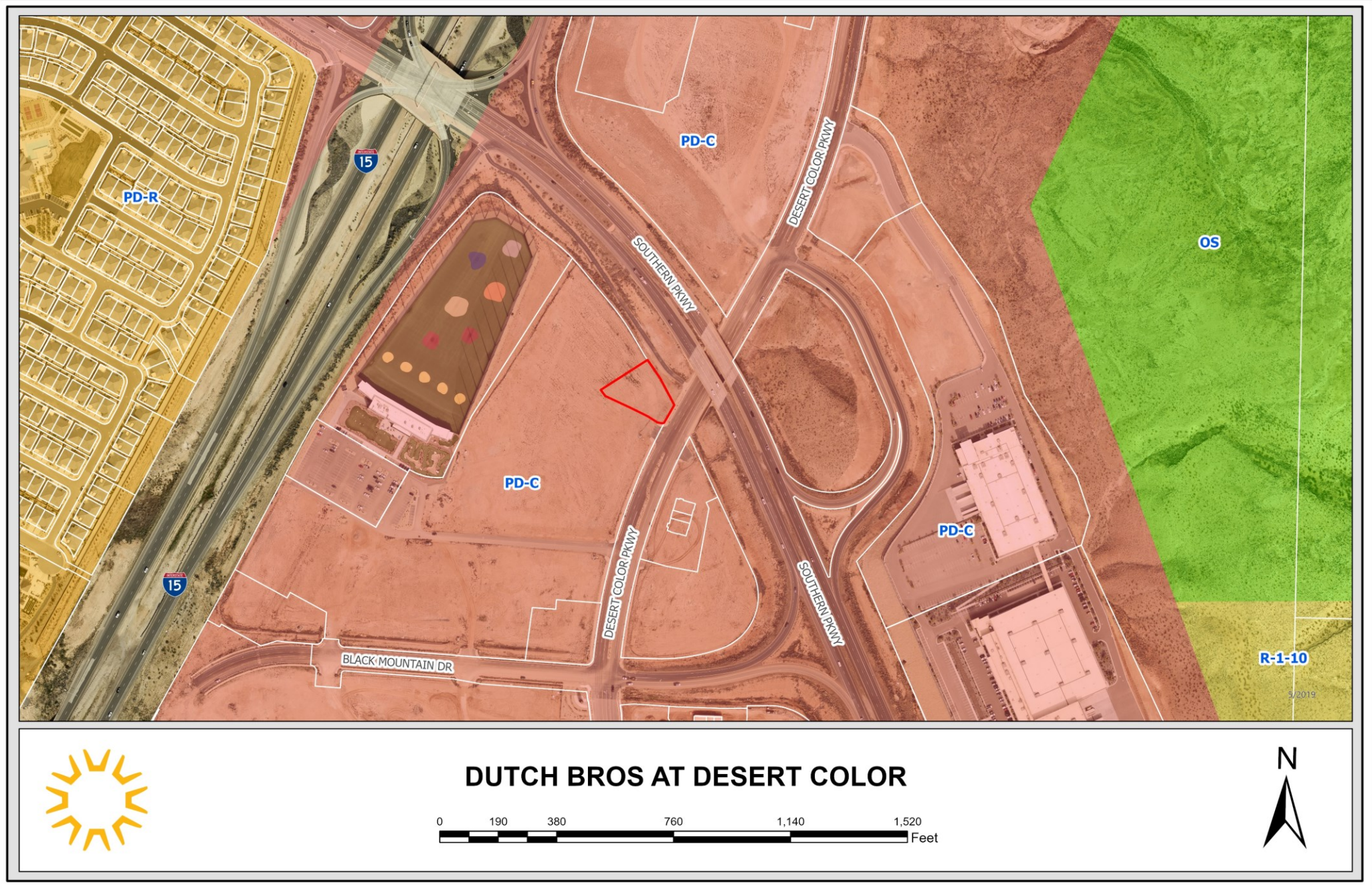
Aerial Map



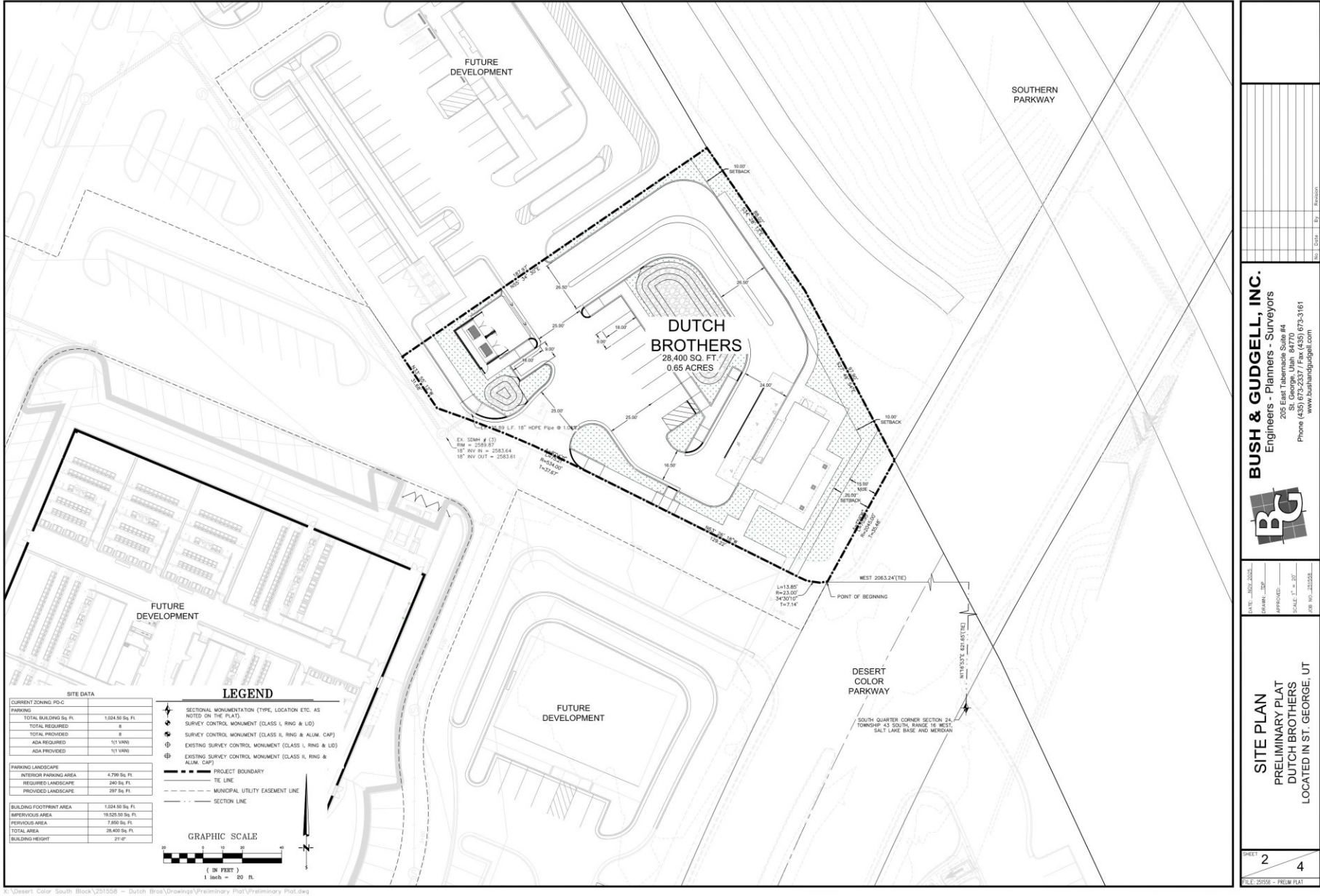
Land Use Map



Zoning Map

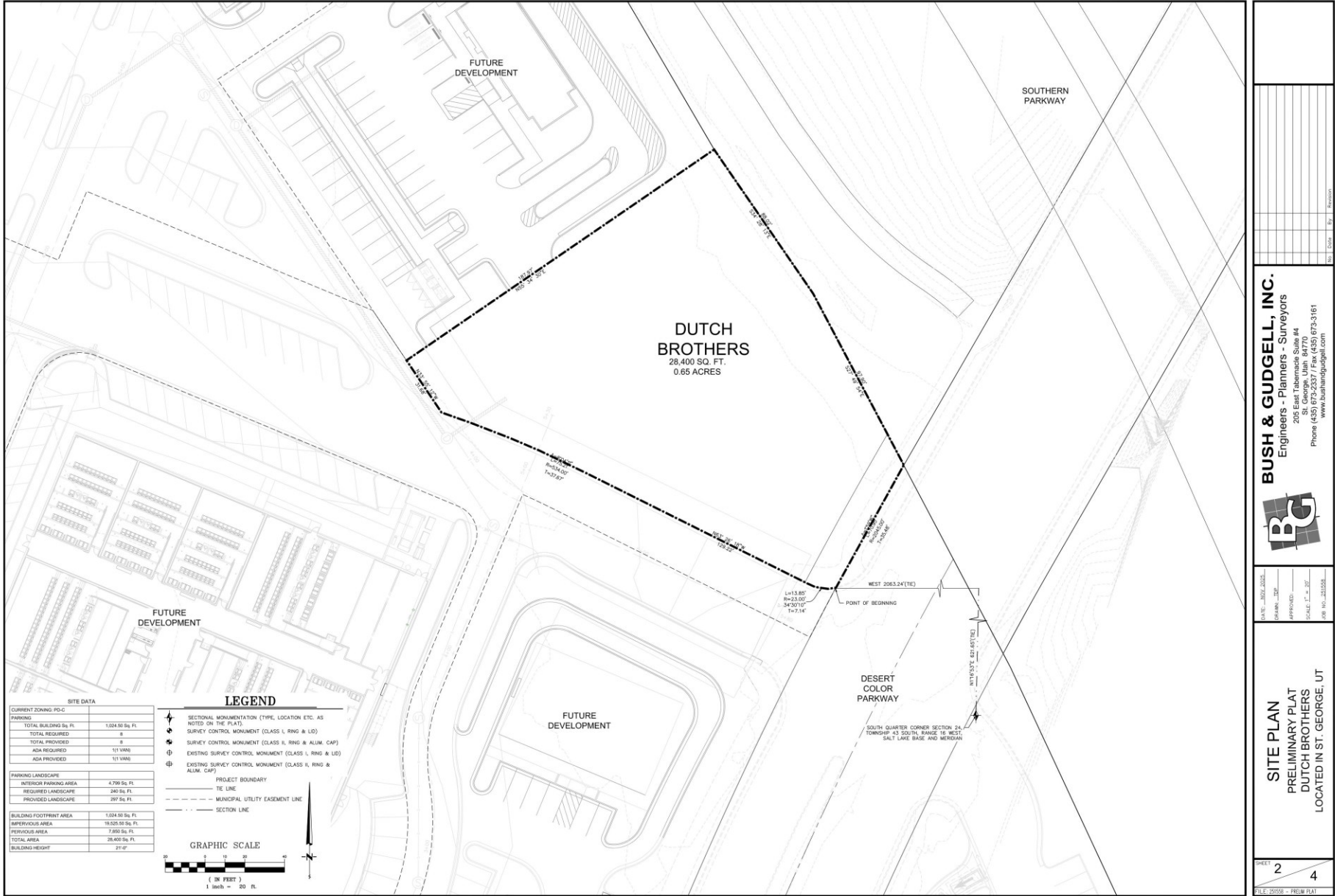


Proposed Plat



X:\Desert_Color_South_Block\251508 - Dutch Bros\Drawings\Preliminary Plat\Preliminary Plat.dwg

Proposed Plat (Boundary)





PLANNING COMMISSION AGENDA REPORT: 02/10/2026

Black Ridge Restaurants Planned Development Amendment (Case No. 2025-PDA-033)	
Request:	Consider an amendment of an approved PD-C (Planned Development Commercial) on approximately 3.44 acres for the purpose of allowing the construction of a second restaurant on the site. This is primarily for review and approval of the building elevations.
Applicant:	Adam Allen, American Land Consulting, LLC
Location:	Located on the north-east corner of Black Ridge Drive and 250 West
General Plan:	DTCC (Downtown Connected Corridor)
Existing Zoning:	PD-C (Planned Development Commercial)
Surrounding Zoning:	North PD-C (Planned Development Commercial)
	South C-2 (Highway Commercial)
	East C-2 (Highway Commercial)
	West PD-C (Planned Development Commercial)
Land Area:	Approximately 3.44 acres



BLACK RIDGE RESTAURANTS

0 115 230 460 690 920 Feet



BACKGROUND:

On October 17, 2019, the City Council approved the site for a hotel to be constructed with a parking garage. Along with the PD amendment approved at the time, a hillside permit was approved. The hillside permit set forth certain conditions including limiting detention on site and the use of a secant wall. With time, the owners of the hotel sought zoning approval to move the hotel across 250 West on the west side of the street, freeing up the subject property. In November 2024, a new site plan including the use, access, parking, etc. was approved which allowed two restaurant pads on the site. At the time, only one of the restaurants was ready with elevations and so the second (Rodizio Grill) is now seeking approval of those elevations.

Section 10-8D-2 of the St. George city code states that each PD (Planned Development), including PD-C zones are to include in their application *“the type, character and proposed height of all buildings.”* In the previous approval of the PD-C in 2024, everything except the information on this proposed building was reviewed and approved. In order to comply with the code as outlined, the proposed building elevations have been submitted for review to the Planning Commission.

The proposed building is shown to be 10,573 ft² and is parked adequately along with the other restaurant on site. The building stands at 30' to its highest point, which is compliant with the 50' height limit of the PD-C zone. Proposed materials are stone, batten siding, stucco, glazing and aluminum (as an accent).

Please see the zoning requirement details below:

Zoning Requirements			
Regulation	Section Number	Proposal	Staff Comments
Setbacks	10-8D-6(C)	Front: 113' Street Side: 276' Rear: 73' Side: 79'	The required setbacks are: Front/ Street Side: 20' Side / Rear: 0' and 10'
Uses	10-8D-2	Restaurant	The PD-C allows restaurants (both sit down and fast food).
Height and Elevation	10-8D-2	Approximate Height: 30'	The maximum height allowed in a PD-C is 50'. This proposal meets the regulations.

RECOMMENDATION:

Staff recommends approval of the application for an amendment to the PD for the Black Ridge Restaurants in order to allow construction of a second restaurant on the site.

ALTERNATIVES:

1. Recommend approval as presented.
2. Recommend approval with additional conditions.
3. Recommend denial of the request.
4. Continue the proposed PD amendment to a later date.

POSSIBLE MOTION:

"I move that we forward a positive recommendation to the City Council for the PD amendment for Black Ridge Restaurants as presented, case no. 2024-PDA-020, based on the findings and subject to the conditions listed in the staff report."

FINDINGS FOR APPROVAL:

1. That the proposed restaurant use and building height are allowed in the PD-C (Planned Development Commercial) zone and meet the applicable development standards of the City Code.
2. That this Planned Development amendment is limited to the approval of building elevations for a second restaurant pad that was previously approved and does not increase the overall intensity or impacts of the project.
3. That the size, height, and architectural design of the proposed building are compatible with the approved Planned Development and with the surrounding commercial development in the area.
4. That approval of the Planned Development amendment serves the public health, safety, and general welfare of the City.

Exhibit A

Applicant's Narrative



12/22/2025

Re: Black Ridge Restaurants

To whom it may concern,

The purpose of this submittal is to bring forward the details of the proposed Planned Development Amendment for Black Ridge Commercial. This property was previously approved for a two restaurants, but the details of the second were not available at that time. We are now have that information and are bringing forward the Full details for the Site and both Restaurants. The restaurant on building pad one will be a Ruths Chris, same as previously approved. The Second restaurant on building pad two will be a Rodizio Brazilian Steakhouse. We appreciate the opportunity to present you with this amendment.

Thank You for your Consideration,

Adam Allen, Manager – American Consulting and Engineering

Exhibit B

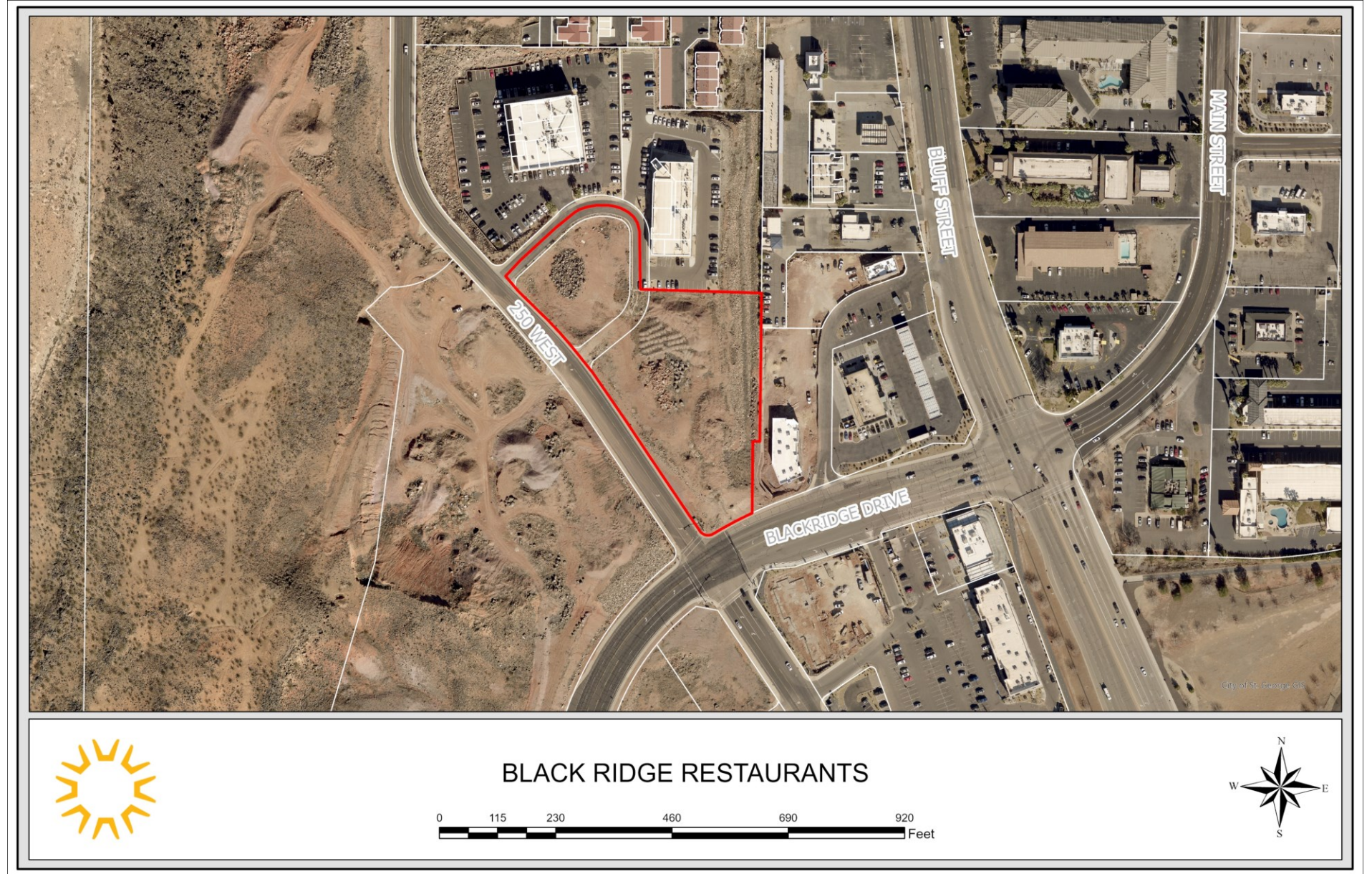
PowerPoint Presentation



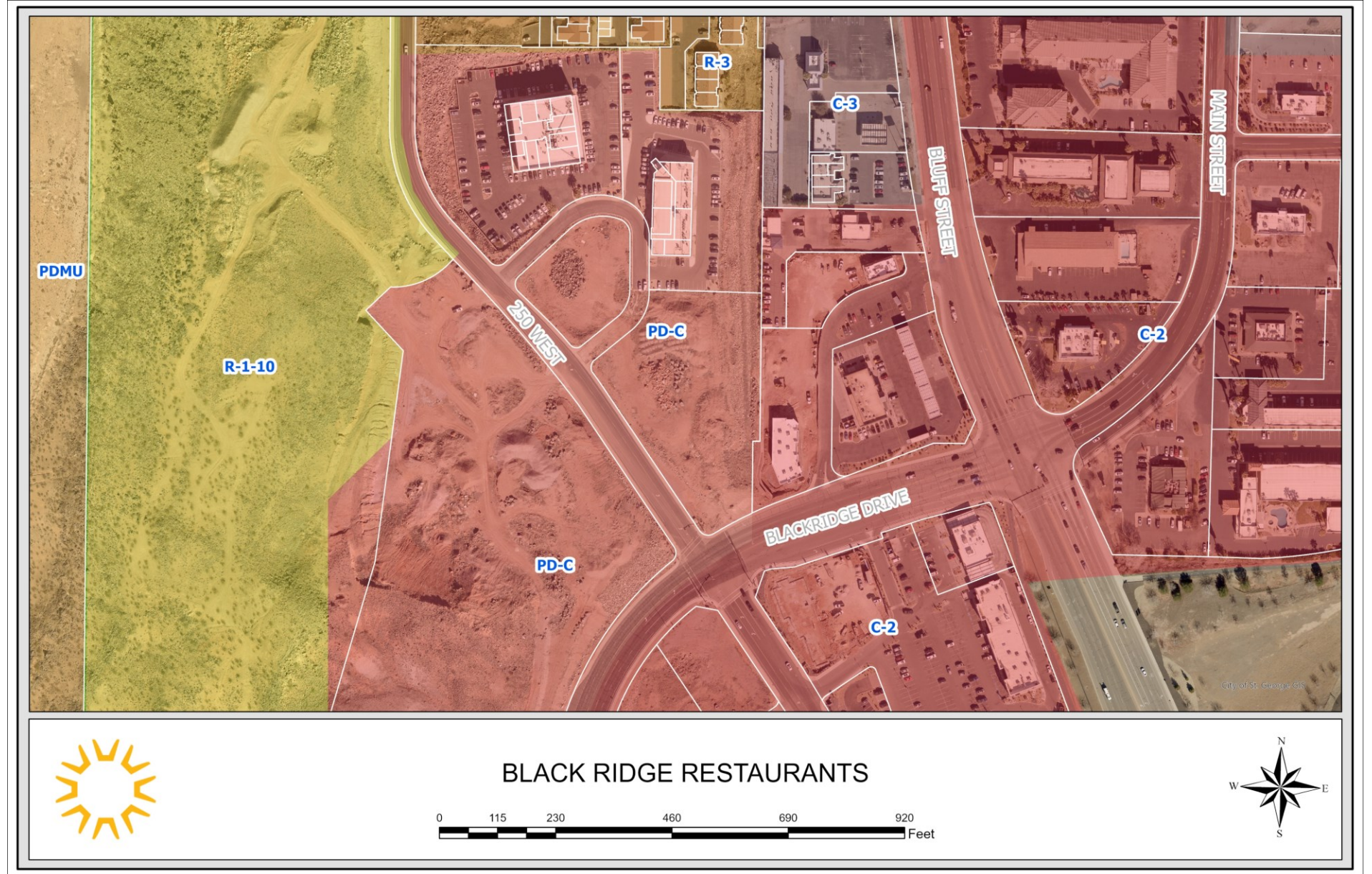
Black Ridge Restaurants

2025-PDA-033

Aerial Map



Zoning Map



BLACK RIDGE RESTAURANTS
SECTION 36 TOWNSHIP 42 S, RANGE 16 W SLB&M
ST. GEORGE, UTAH

SITE PLAN
PLANNED DEVELOPMENT AMENDMENT

LEGEND:

- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- PROPOSED SETBACK LINE
- SURVEY SECTION LINE
- PROPOSED ROCK WALL (SEE GRADING PLANS)
- EXISTING ROCK RETAINING WALL
- DEWEY PAVEMENT
- CONCRETE
- DESERT LANDSCAPE
- NATIVE/OPEN SPACE
- BUILDING 1 FOOTPRINT
- FUTURE BUILDING FOOTPRINT

PARKING CALCULATIONS:

BUILDING 1:
5000 SF INDOOR SEATING = 50 PARKING STALLS
2000 SF KIT/OTHER AREA = 8 PARKING STALLS
1500 SF OUTDOOR SEATING = 15 PARKING STALLS
TOTAL = 73 PARKING STALLS

BUILDING 2:
4525 SF INDOOR SEATING = 45 PARKING STALLS
4402 SF KIT/OTHER AREA = 18 PARKING STALLS
1645 SF OUTDOOR SEATING = 17 PARKING STALLS
TOTAL = 80 PARKING STALLS

TOTAL STALLS REQUIRED = 153 PARKING STALLS
TOTAL STALLS PROVIDED = 153 PARKING STALLS

SITE AREA INFORMATION

DESCRIPTION	ACRE	PERCENT
DEWEY/PAVEMENT	1.45	42.15
CONCRETE	0.04	1.16
DESERT LANDSCAPING	1.19	34.59
NATIVE/OPEN SPACE	0.40	11.63
BUILDING 1 FOOTPRINT	0.17	4.94
FUTURE BUILDING FOOTPRINT	0.19	5.52
TOTAL	3.44	100.00

DESCRIPTION	ACRE	PERCENT
PERVIOUS AREA	1.59	46.22
IMPERVIOUS AREA	1.85	53.78
TOTAL	3.44	100.00

NOTES:

- CONTRACTOR TO MATCH EXISTING CONDITIONS AT ALL TIE-IN LOCATIONS. PROTECT IN PLACE ALL INFRASTRUCTURE TO REMAIN. SAWCUT EXISTING C&G AND ASPHALT WHERE APPROPRIATE TO PROVIDE A SMOOTH TRANSITION FROM EXISTING TO NEW.
- CLASS I AND/OR CLASS II SURVEY REQUIREMENTS SHOWN ON THIS PLAN ARE FOR INFORMATION ONLY. FINAL LOCATIONS FOR ALL SURVEY REQUIREMENTS TO BE PROVIDED BY THE LICENSED SURVEYOR.
- ALL FIELD DESIGN CHANGES MUST BE APPROVED BY THE ENGINEER AND CITY PRIOR TO PROCEEDING WITH PROPOSED FIELD DESIGN CHANGES.

LANDSCAPE & VEGETATION NOTES:

- ALL LANDSCAPING TO CONFORM TO ST. GEORGE CITY CODE, WITH THE FOLLOWING RECOMMENDATIONS:
- DUE TO THE SOIL RESTRICTIONS ON THIS SITE, IT IS RECOMMENDED THAT THE LANDSCAPING AND VEGETATION BE PLANTED ON THIS SITE.
- GROUND COVER SHOULD BE NON-IRRIGATED AND MOSTLY ROCK MULCH.
- THE LANDSCAPING SHALL BE DESIGNED ONLY. NO OPEN SPREAD SPENDERS SHALL BE ALLOWED.
- IT IS RECOMMENDED THAT A LINE IS PLACED AROUND ANY PLANTINGS TO PREVENT WATER FROM INFILTRATING THE GROUND.
- RE-VEGETATING IS NOT PLANNED DUE TO THIS ENTIRE SITE BEING PREVIOUSLY DISTURBED.

LEGEND:

- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- PROPOSED SETBACK LINE
- SURVEY SECTION LINE
- PROPOSED ROCK WALL (SEE GRADING PLANS)
- EXISTING ROCK RETAINING WALL
- DEWEY PAVEMENT
- CONCRETE
- DESERT LANDSCAPE
- NATIVE/OPEN SPACE
- BUILDING 1 FOOTPRINT
- FUTURE BUILDING FOOTPRINT

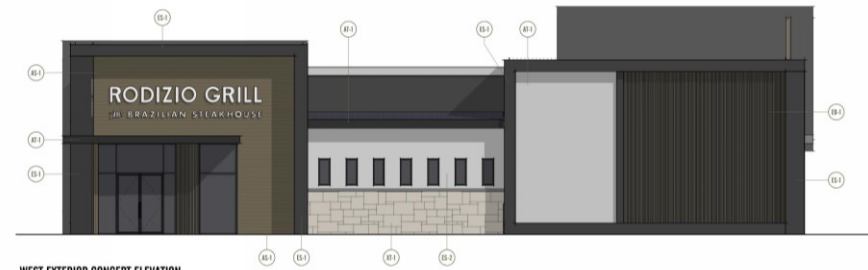
BLACK RIDGE RESTAURANTS
SECTION 36 TOWNSHIP 42 S, RANGE 16 W SLB&M
ST. GEORGE, UTAH

SITE PLAN
PLANNED DEVELOPMENT AMENDMENT

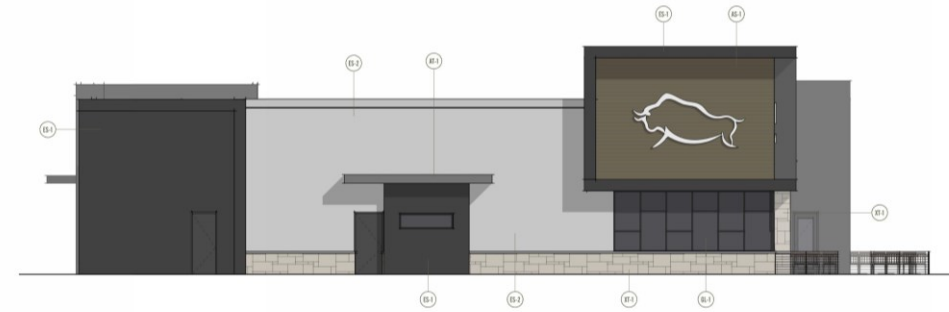
C.2.1

SHEET: 1 of 6

Proposed Elevations



WEST EXTERIOR CONCEPT ELEVATION
3/16" = 1'-0"



SOUTH EXTERIOR CONCEPT ELEVATION
3/16" = 1'-0"

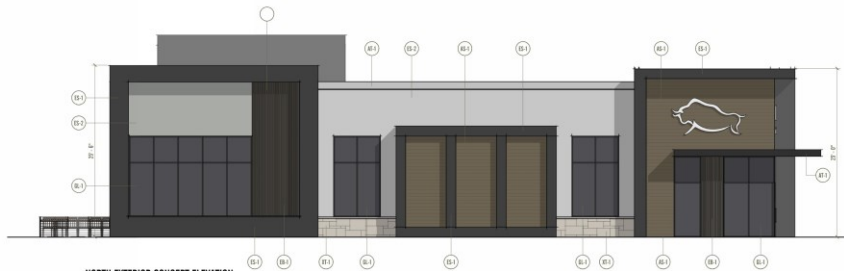
A3.1 RODIZIO GRILL ST. GEORGE

EXTERIOR MATERIALS

- (H1) EXTERIOR STONE
BASIS OF DESIGN: PRO-FIT ALPINE LEDGESTONE
- (H4) EXTERIOR SIDING
BASIS OF DESIGN: SUGAPER 1/2" G-GRAB WALL PANEL,
NUTMEG Dk COLOR
- (H3) EXTERIOR BATTEN SYSTEM
BASIS OF DESIGN: SUGAPER 2"X2" SABBATIN,
NUTMEG Dk COLOR
- (H5) EXTERIOR STUCCO SYSTEM: COLOR 1
BASIS OF DESIGN: SW 7009 IRON ORE
- (H2) EXTERIOR STUCCO SYSTEM: COLOR 2
BASIS OF DESIGN: SW 7018 COVATL
- (H1) LOW-E GLAZING
- (H1) PRE-MANUFACTURED ALUMINUM TRIM:
BASIS OF DESIGN: SW 7009 IRON ORE



EAST EXTERIOR CONCEPT ELEVATION
3/16" = 1'-0"



NORTH EXTERIOR CONCEPT ELEVATION
3/16" = 1'-0"

A3.2 RODIZIO GRILL ST. GEORGE



EXTERIOR MATERIALS

- 01-1 EXTERIOR STONE
BASIS OF DESIGN: PRO-FIT ALPINE LEDGESTONE
- 01-2 EXTERIOR SIDING
BASIS OF DESIGN: SAGUPER 6" V-GROOVE WALL PANEL,
NUTMEG OAK COLOR
- 01-3 EXTERIOR BATHS SYSTEM
BASIS OF DESIGN: SAGUPER 2'X2' SAGIBATH,
NUTMEG OAK COLOR
- 01-4 EXTERIOR STUCCO SYSTEM: COLOR 1
BASIS OF DESIGN: DW 7069 IRON ORE
- 01-5 EXTERIOR STUCCO SYSTEM: COLOR 2
BASIS OF DESIGN: DW 7018 DOVetail
- 01-6 LOW-E GLAZING
- 01-7 PRE-MANUFACTURED ALUMINUM TRIM:
BASIS OF DESIGN: DW 7069 IRON ORE



Proposed Renderings



Proposed Renderings



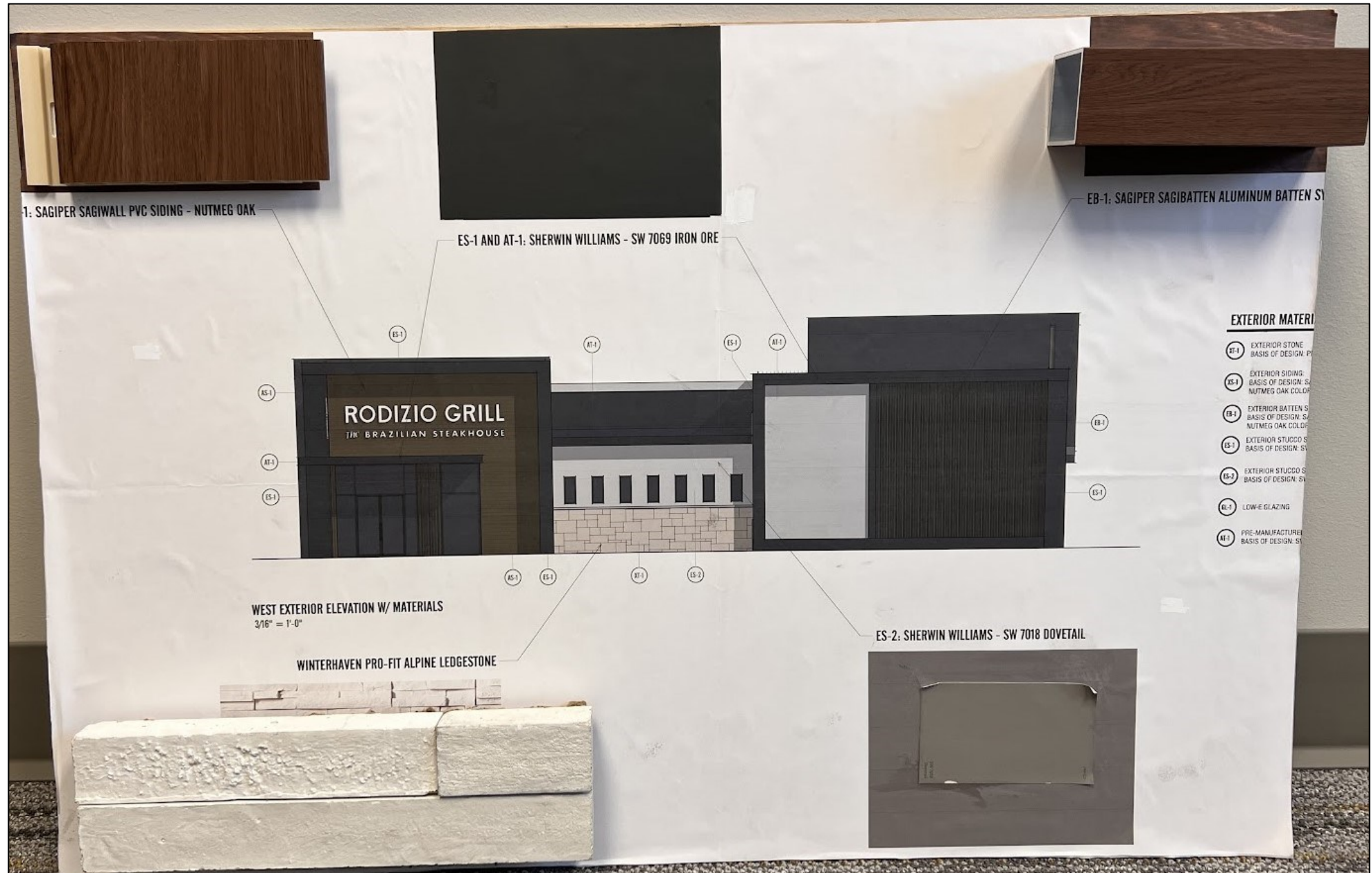
A5.3 RODIZIO GRILL ST. GEORGE
EXTERIOR RENDERINGS | 12.02.2025



A5.2 RODIZIO GRILL ST. GEORGE
EXTERIOR RENDERINGS | 12.02.2025

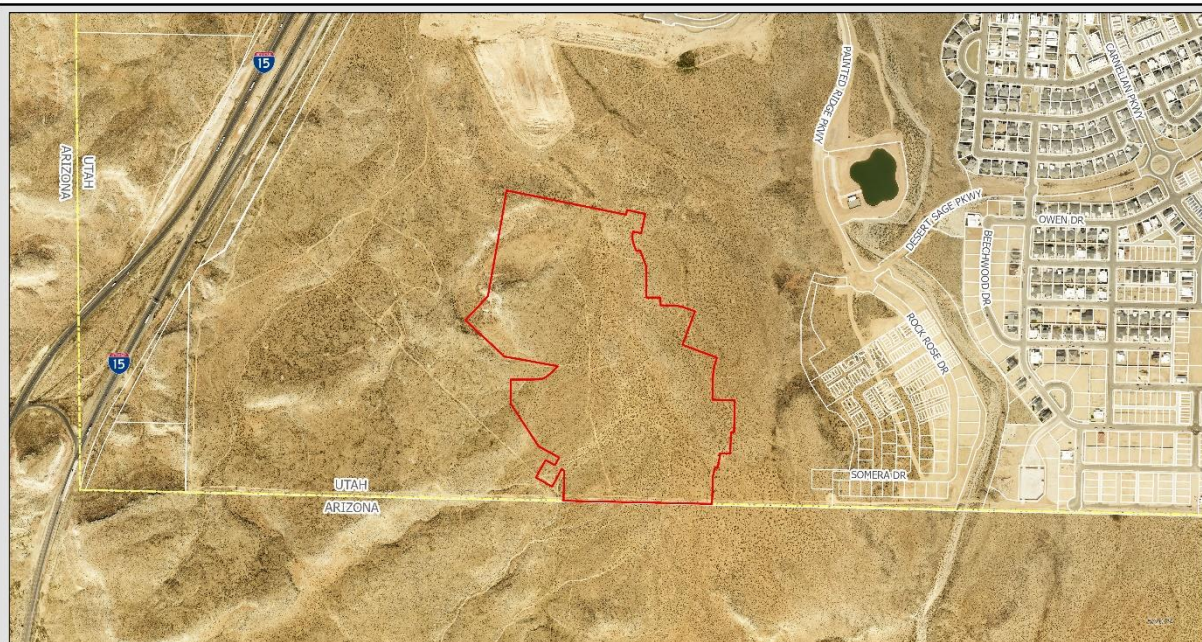


Materials Board



PLANNING COMMISSION AGENDA REPORT: 02/10/2026

SAGE HAVEN PHASES 22-33 Planned Development Amendment (Case No. 2026-PDA-002)	
Request:	Consider a PD Amendment to the Desert Color PD-R to develop the next phase of Sage Haven (more particularly known as Sage Haven Phases 22-33) in Desert Color development. Sage Haven was initially approved in 2021, and subsequent phases have been approved since.
Applicant:	Desert Color St. George, LLC
Representative:	Bob Hermandson
Location:	Generally located southwest of Painted Ridge Parkway, west of Desert Sage Parkway and just west of the previously approved Sage Haven phases.
Existing Zone:	PD-R – TNZ (NG & NE) (Planned Development Residential, Traditional Neighborhood Zone – Neighborhood General & Neighborhood Edge).
Surrounding Zoning:	North PD-R (Planned Development Residential)
	South Arizona
	East PD-R (Planned Development Residential)
	West PD-R (Planned Development Residential)
Land Area:	Approximately 58.68 acres



SAGE HAVEN PHASES 22-33

0 362.5 725 1,450 2,175 2,900 Feet



Background:

Desert Color development started in the Resort area and moved to the south and west. Auburn Hills was the next phase to the south of the resort with Sage Haven south of Desert Sage Pkwy on the south end of Auburn Hills. In 2021, the first phases of Sage Haven were approved, and construction many buildings have been occupied since. With construction well underway in all of these areas, Desert Color is seeking approval for the next several phases of Sage Haven.

All of the townhome units (149 in total) and a majority of the single-family units (91) will be in the NG (Neighborhood General) zone of the PD-R with 20 of the single-family units in the NE (Neighborhood Edge) zone. Neighborhood General tends to be smaller lots or multifamily while Neighborhood Edge are typically slightly larger lots and single-family. Of the 260 units in this pod, 91 will be single family and 149 will be multi-family townhomes. As a total for these phases, this mix isn't compliant with the requirement for 50% single-family homes, but as a running total for Sage Haven, 56% are currently single-family factoring the numbers from this application. There is also an open area that the developer is showing as future multi-family development. These will have to be designed and submitted to the city for approval in the future prior to development.

As has been stated in previous applications, Planning Commission is not reviewing the single-family portion of this application, but staff wanted to provide the context of what was happening with this pod. The applicant is introducing a new product but is also proposing to use much of the same style of units that were approved and are currently under construction in other phases of Desert Color.

Finally, the applicant has provided a layout with the type of buildings and the builders of the multi-family product (see attached color layout of multi-family area). The blue area in the north-west of the site will be reviewed in the future.

The development standards for TNZ-NG zones are as follows:

- 1. Pattern of development.** The pattern of development is required to follow the Traditional Neighborhood Zone (TNZ) guidelines found in Chapter 7H of the Zoning Regulations. In Section 7H-1-A-2 of the Zoning Regulations, it suggests the traditional block design to be used for the pattern of development. The traditional block design uses a grid street pattern. This plan has, to the greatest extent possible, given topography, property lines, acreage, etc., used a grid pattern. The traditional block design also includes street cross-sections that promote pedestrian activity. The plan makes use of streets, alleys, and pedestrian walkways for access. The street cross-sections found in the preliminary plat depict pedestrian friendly corridors. Sidewalks will connect each building and unit to the rights-of-way.

2. **Civic Space.** A portion (approximately 50 acres) of the proposed phases is in the TNZ-NG zone requires that 5% be dedicated to civic space. The zone plan also allows the required civic space to be spread out through the overall neighborhood, in this case, Sage Haven. These particular phases show civic space in the center of the project and along the southern boundary. As a whole, Sage haven is showing approximately 10% dedicated to civic space.
3. **Parking.** The parking requirement for single-family homes is two spaces per unit, which each unit will be required to meet. The parking requirements for Desert Color multi-family vary depending on the number of bedrooms with a maximum requirement of two spaces per unit. Each of the units in the development will have a two-car garage. Some will have additional parking in the form of a driveway. In addition, guest parking for the townhomes needs to be provided at a rate of one stall for every five units. That would yield a requirement of 30 stalls for guest parking. The Desert Color zone plan also allows on-street parking to be counted toward guest parking. The development shows a total of 34 off-street stalls scattered throughout the multi-family development which will accommodate the townhome development. On street parking may also be counted but is not being proposed at this time.
4. **Building and Streetscapes.** Within the multi-family portion of the property, the applicant is proposing 40 multi-family buildings equaling 149 units. Some of the buildings proposed will be either the Desert Territorial, Modern or Cottage options that were previously approved in other phases of Sage haven. All buildings will face the public right-of-way or civic space as is required in Desert Color. The Desert Color DRC has approved of the elevations of the proposed buildings.

There are several architectural guidelines that these units must follow. These items, found in section 3.5 of the zone plan are:

- a. **Guideline A.** Each building that is greater than one story must have a clear delineation between the levels. The proposed buildings all delineate the floor boundaries. Each building is also required to use high quality materials such as brick, stone, stucco, cement clapboard siding or similar materials. The proposed buildings satisfy this guideline.
- b. **Guideline B.** No building can be twice the height of the building adjacent to it or across the street. The proposed buildings will be situated to meet this requirement.
- c. **Guideline C.** All of the proposed units are required to have a prominent entryway through the use of a porch, stoop or similar feature. All units will have a raised entryway such as a porch or stoop or similar feature. Each entryway is clearly defined.

- d. **Guideline D.** The streetscape will be required to adhere to Section 3.2, Local and Collector Street Cross Section standards found in the Desert Color Zoning Plan. Additionally, signage and street lighting is outlined in this section.
- e. **Guideline E.** Walls and Fencing. Walls and fencing are not proposed at this time.
- f. **Guideline F.** The applicant is not proposing any accessory structures in this phase of the development though the single-family units may be allowed accessory structures as they develop.
- g. **Guideline G.** The landscape standards require a 15' wide landscape strip along the right-of-way of any property facing a public street unless it is occupied by a building, driveway, etc. City code requires that five years after planting, all landscape areas are at least 50% covered with foliage of shrubs, grass and live-vegetative ground cover. A detailed landscape plan will be submitted with the construction drawings.

5. **Lighting.** The lighting for these phases will be required to be night-sky friendly fixtures. Pedestrian level lighting is strongly encouraged. A lighting plan has not been submitted with these plans, but staff will ensure that the lighting meets the standards during the site plan process.

Recommendation:

Staff recommend approval of this PD Amendment with the following comments and conditions:

1. That all civic space required will be met per the zone plan.

Alternatives:

1. Recommend approval as presented.
2. Recommend approval with conditions.
3. Recommend denial.
4. Continue the proposed PD amendment to a later date.

Possible Motion:

"I move that we forward a positive recommendation to the City Council for the PD amendment for Sage Haven Phases 22-33 as presented, case no. 2025-PDA-002 based on the findings and subject to the conditions listed in the staff report."

Findings for Approval:

1. The proposed PD amendment is consistent with the Desert Color PD-R zone plan and applicable development standards.
2. The layout follows the Traditional Neighborhood Zone pattern, including street connectivity, block design, and pedestrian access.
3. Required civic space is provided and meets the minimum percentage when considered as part of the overall Sage Haven development.

4. The proposed residential mix is consistent with the approved Sage Haven phasing and complies with zone plan requirements when evaluated cumulatively.
5. Building design, orientation, parking, and streetscape standards are consistent with previously approved phases and the Desert Color design guidelines.



Bush and Gudgell, Inc.
Engineers • Planners • Surveyors
www.bushandgudgell.com

January 20, 2026

St George City
Planning and Zoning Department
175 North 200 East
St George, UT

Re: Sage Haven Phases 22-33 – PD Zone Amendment Application

To whom it may concern:

We are submitting this Planned Development-Residential Zone Amendment application to provide the details of the development of Sage Haven Phases 22-33 in Desert Color in St. George. This land lies west of the first phases of Sage Haven, north of Utah/Arizona border. These phases will have areas of single-family residences along with areas of multifamily residences. The Preliminary Plat associated with this PD Zone Amendment application will have twelve phases (22-33), but this Zone Amendment application covers phases 22, 23, 24, 27, 30 and 32. Those are the phases that have attached product and require a PD Zone Amendment.

The site has been thoughtfully designed with topography in mind to complement the existing and developing areas in Desert Color.
Please see the attached maps.

We greatly appreciate your consideration.

Sincerely,
Bush and Gudgell, Inc.

Bob Hermandson
President

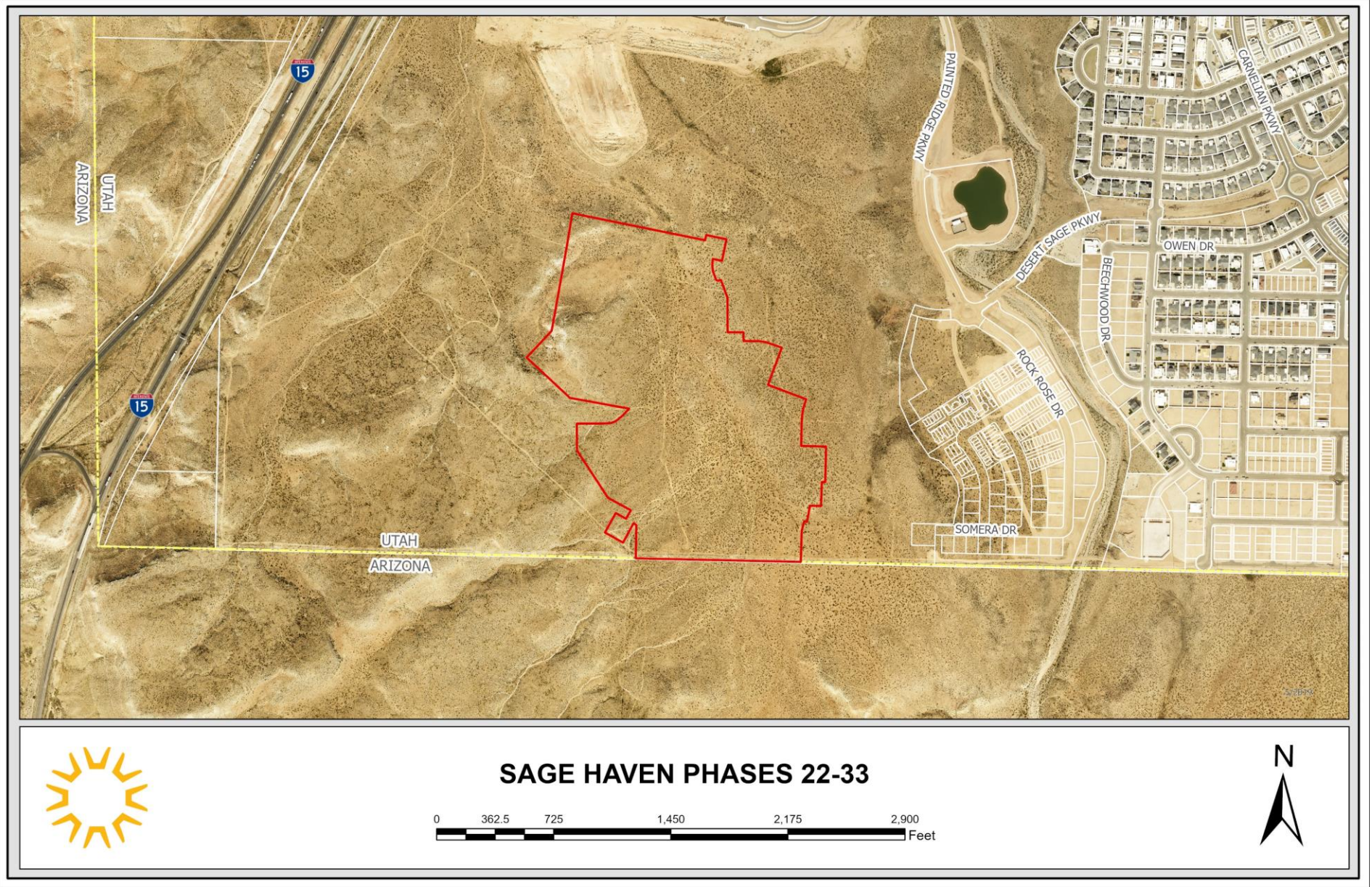
EXHIBIT A

POWER POINT PRESENTATION

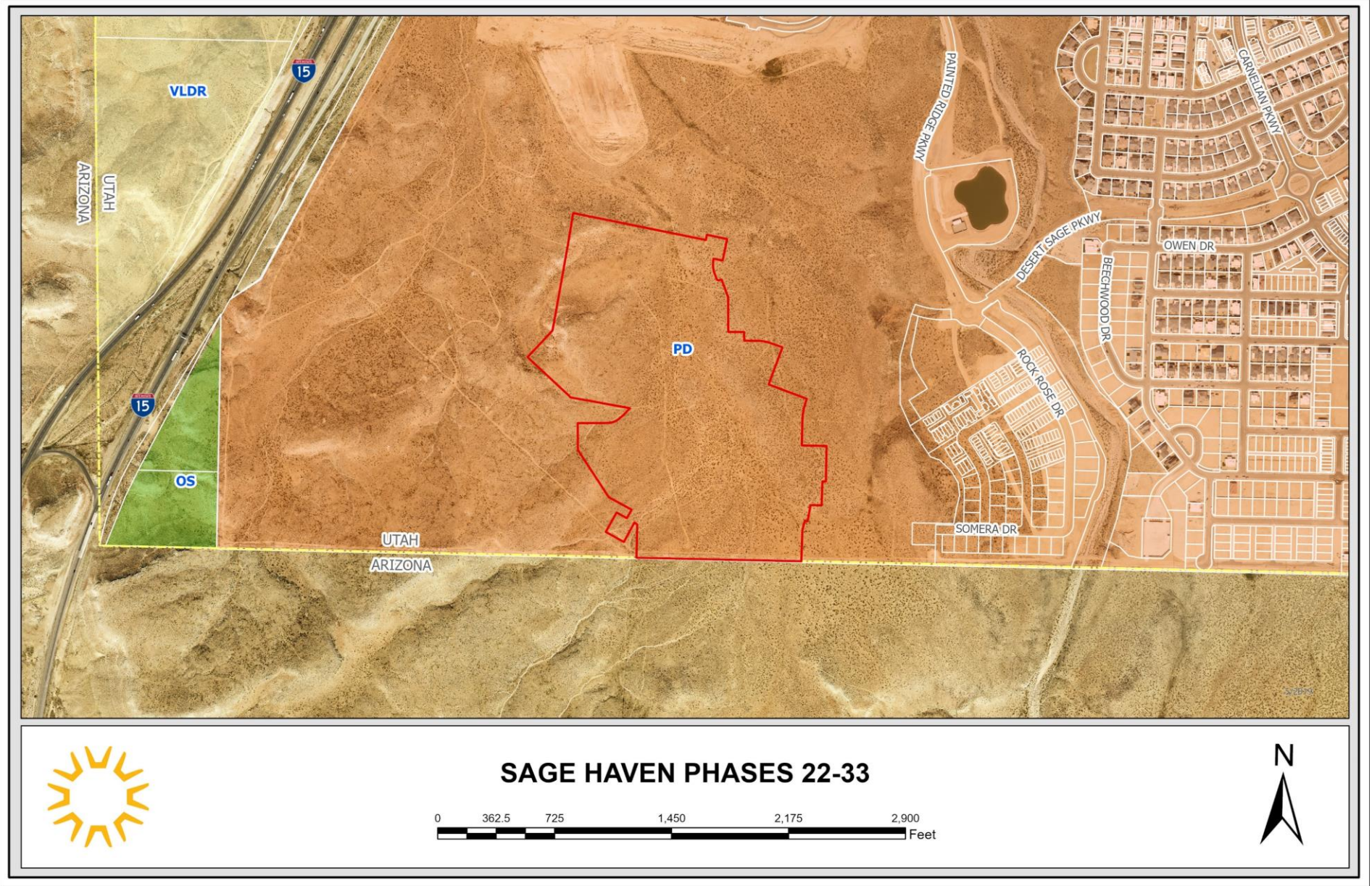
SAGE HAVEN PHASES 22-33

2026-GPA-002

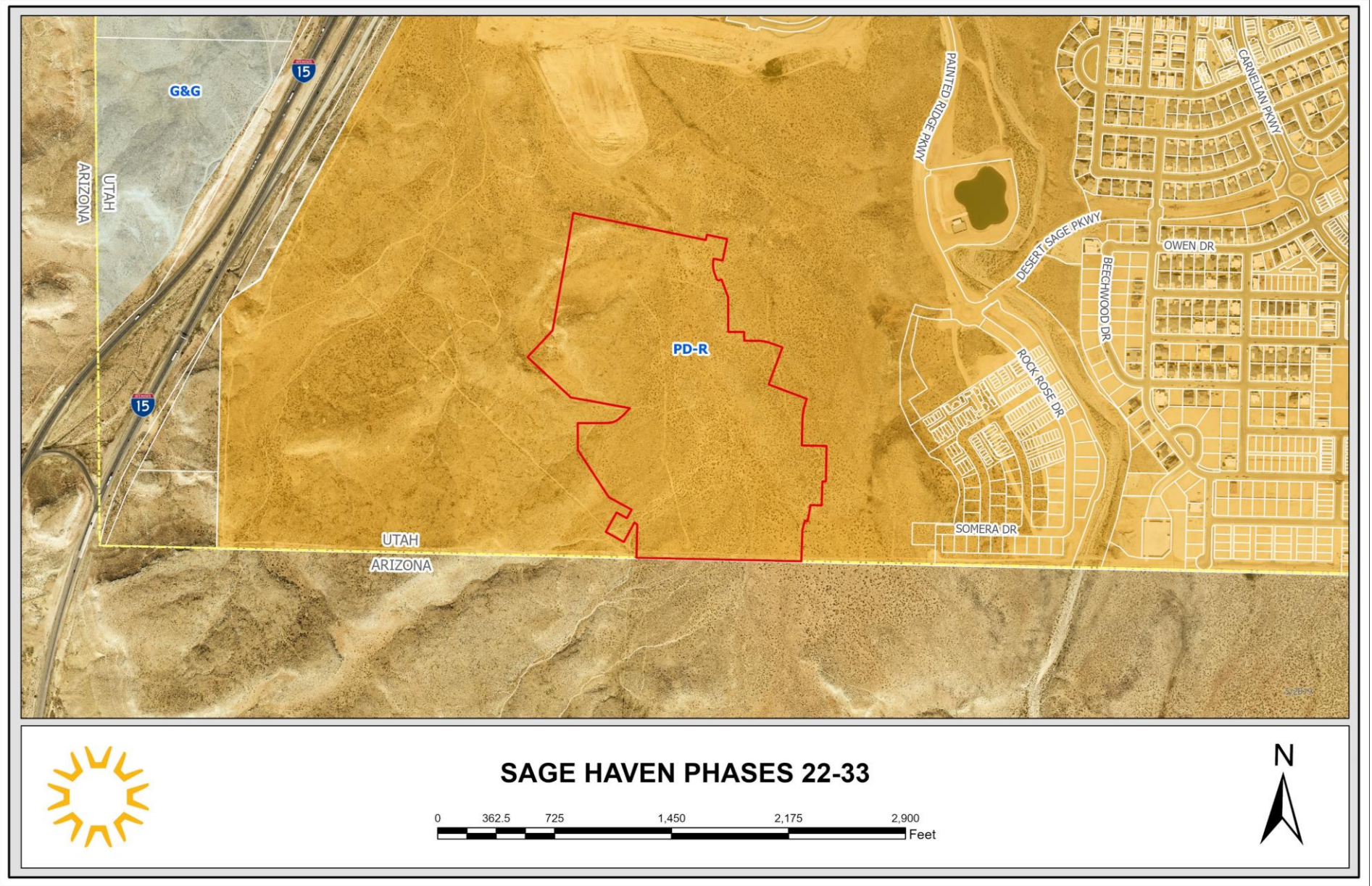
AERIAL MAP



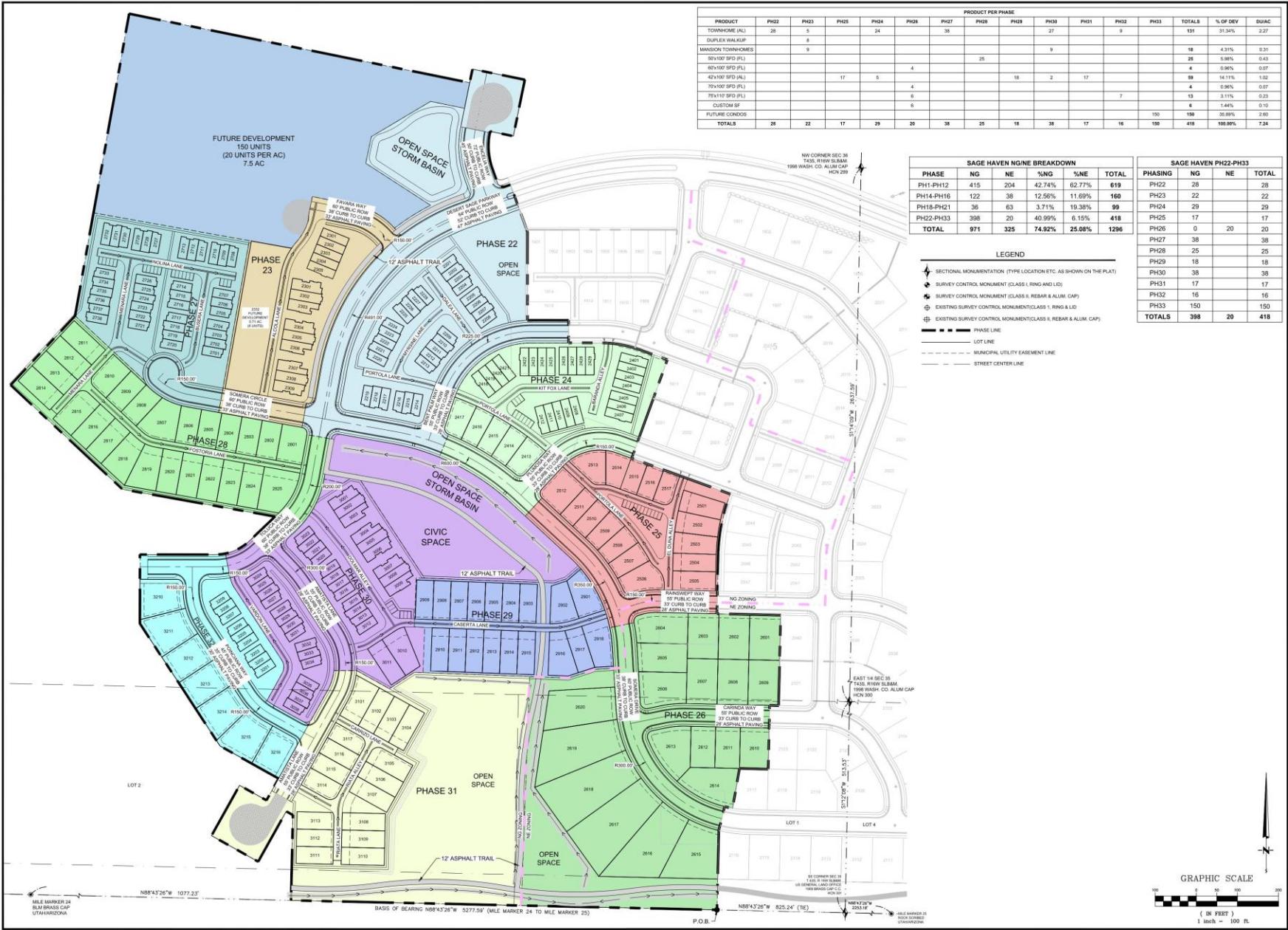
LAND USE MAP



ZONING MAP



SITE LAYOUT



BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle, Suite 44
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com



DATE: 08/20/2013
DRAWN BY: [Signature]
APPROVED: [Signature]
SCALE: 1" = 500'
APP. NO.: 2013011

SAGE HAVEN PHASE 22-PH33
AT DESERT COLOR

SHEET 2 OF 6

C.L.E. 000 - REG. # 101

[REDACTED]



SAGE HAVEN

PHASES 22 - 33

CITY OF ST. GEORGE
WASHINGTON COUNTY, UTAH

DESERT COLOR



January 2026

DATE: JANUARY 2026

PROJECT: 133

RAWN BT. DL

VERSION:

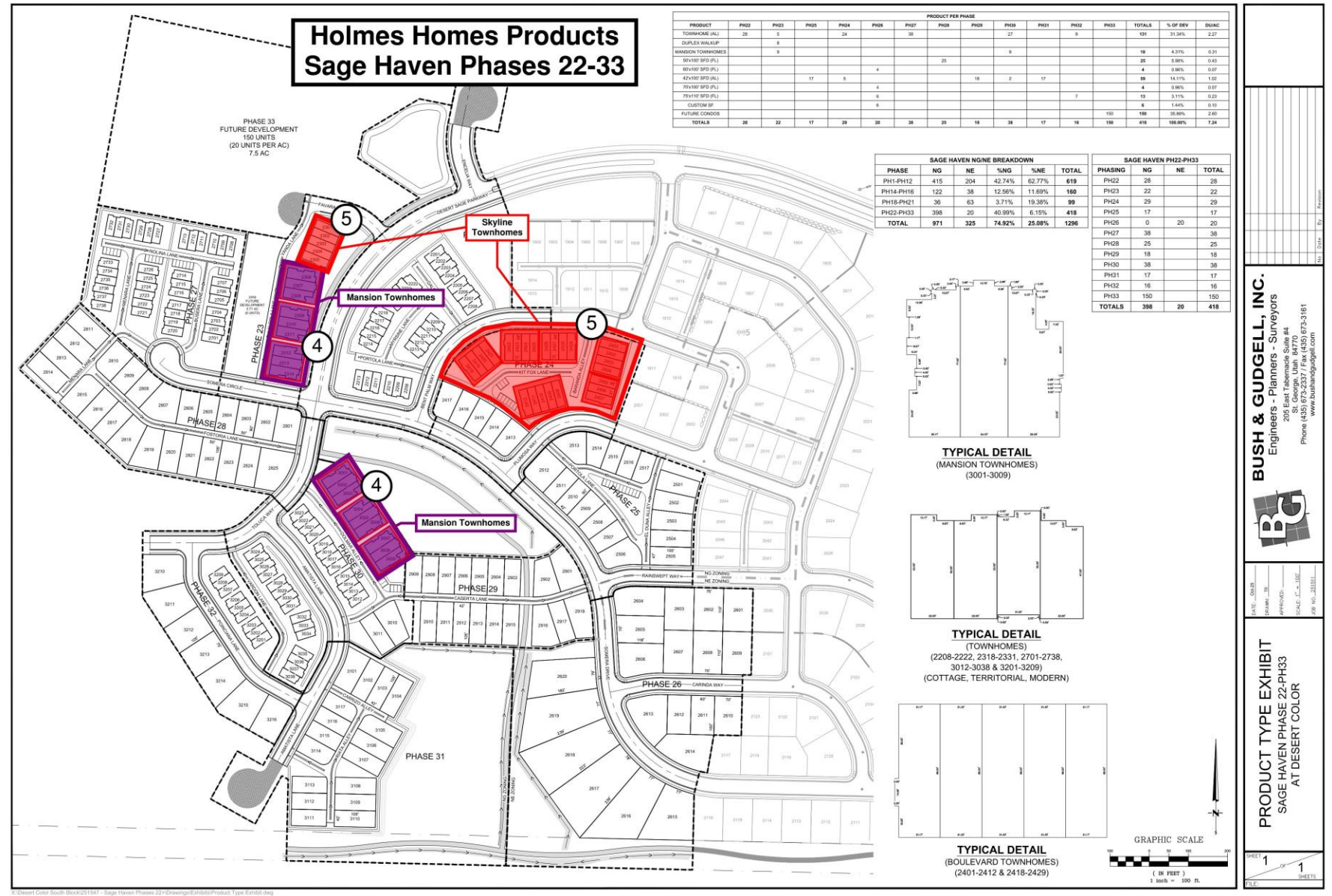
REVISIONS:

SHEET TITLE:
**OVERALL
LANDSCAPE PLAN**

SHEET NUMBER: _____

L100

[REDACTED]



HOLMES TOWNHOMES



Left Elevation

SCALE: 1/8" = 1'-0" @ 220% Sheets
SCALE: 1/8" = 1'-0" @ 141% Sheets



Right Elevation

SCALE: 1/8" = 1'-0" @ 220% Sheets
SCALE: 1/8" = 1'-0" @ 141% Sheets

ANTIGUA
ELEVATION C Ref: A2.0A



Rear Elevation

SCALE: 1/8" = 1'-0" @ 220% Sheets
SCALE: 1/8" = 1'-0" @ 141% Sheets

ANTIGUA - REV.
ELEVATION C Ref: A2.0A-R

AVALON
ELEVATION C Ref: A2.0B-R

ANTIGUA - REV.
ELEVATION C Ref: A2.0A-R



Front Elevation

SCALE: 1/8" = 1'-0" @ 220% Sheets
SCALE: 1/8" = 1'-0" @ 141% Sheets

ANTIGUA - REV.
ELEVATION C Ref: A2.0A-R

AVALON
ELEVATION C Ref: A2.0B-R

ANTIGUA
ELEVATION C Ref: A2.0A

Desert Color
The Mansions
(Type 4 - 3 Plex Desert Modern)



11311 Oak County Blvd, Suite 101
Oak River, California 95075
916.901.0888

3-PLEX DESERT MODERN
CL-3.1

HOLMES TOWNHOMES

4

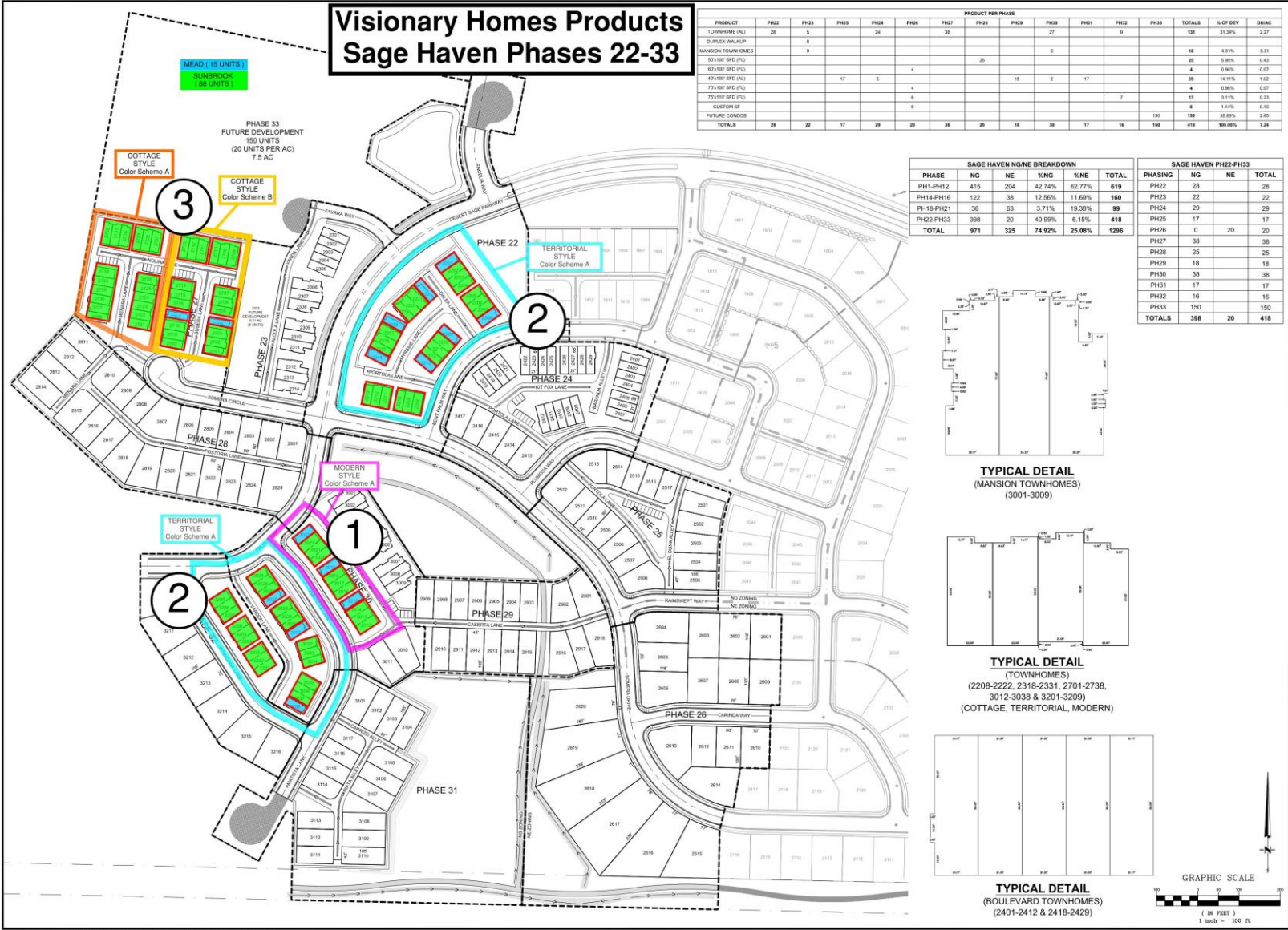


HOLMES TOWNHOMES

5



VISIONARY LAYOUT



X:\Client\Color South Block\251547 - Sage Haven Phases 22-33\Drawings\Exhibits\Product Type Exhibit.dwg

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
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St. George, Utah 84770
Phone (435) 333-3161
www.bushandgudgell.com

PRODUCT TYPE EXHIBIT
SAGE HAVEN PHASE 22-PH33
AT DESERT COLOR

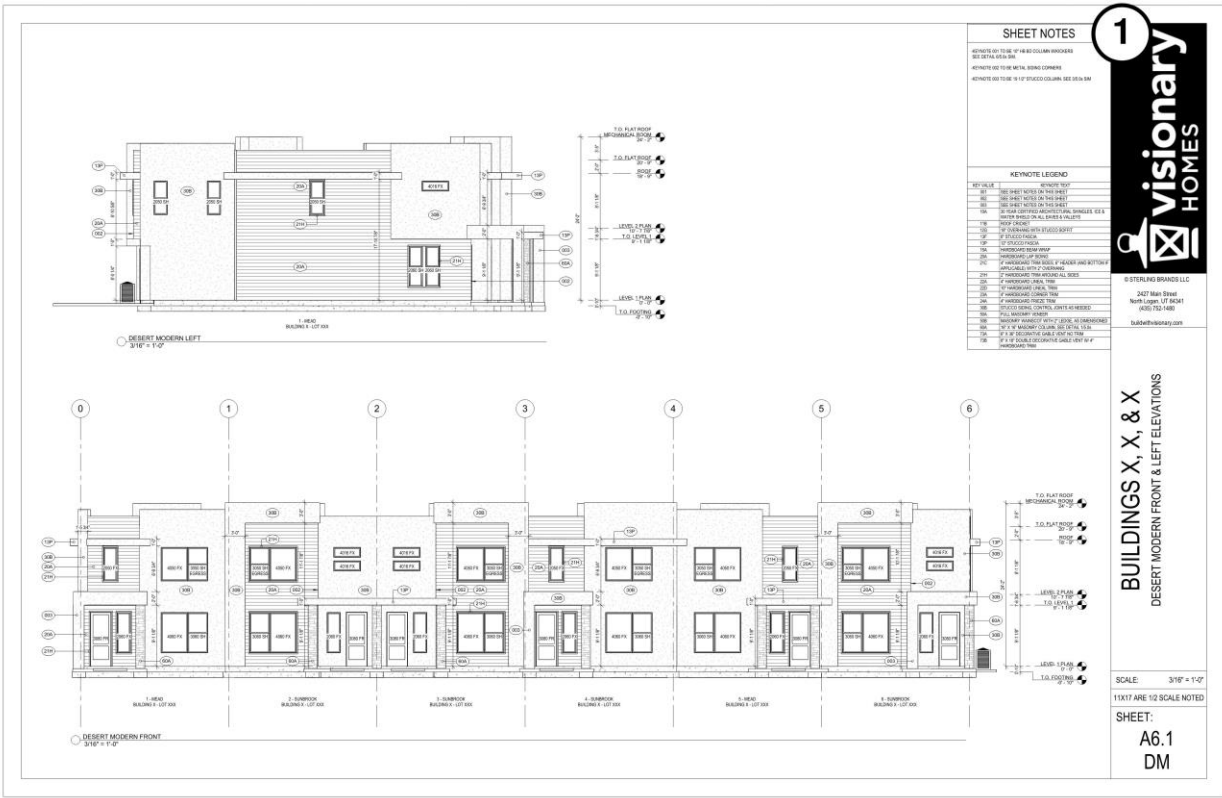
VISIONARY TOWNHOMES



1
VISIONARY HOMES
BUILDINGS X, X, & X
DESERT MODERN PERSPECTIVE VIEWS

Date: 5/5/2024 2:26:39 PM
Drawn By:
Checked By: Checker
Scale:
SHEET:
A6.0
DM

PLANS PRINTED ON 11X17 PAPER ARE 1/2 THE SCALE NOTED



VISIONARY TOWNHOMES



VISIONARY TOWNHOMES

SAH Townhomes Territorial Color Scheme A



2



2

VISIONARY TOWNHOMES



BUILDINGS #, #, & #
DESERT COTTAGE FRONT & LEFT ELEVATION

SCALE: 3/16" = 1'-0"
11X17 ARE 1/2 SCALE NOTED
SHEET:
A6.1
DC



BUILDINGS #, #, & #
DESERT COTTAGE REAR & RIGHT ELEVATIONS

SCALE: 3/16" = 1'-0"
11X17 ARE 1/2 SCALE NOTED
SHEET:
A6.2
DC

3

visionary
HOMES

© STERLING BRANDS LLC
2427 Main Street
North Logan, UT 84341
(435) 752-1480
buildwithvisionary.com

BUILDINGS X, X, X, & X
DESERT COTTAGE PERSPECTIVE VIEWS

Date: 5/14/2024 1:44:28 PM
Drawn By:
Checked By: Checker
Scale:

VISIONARY TOWNHOMES



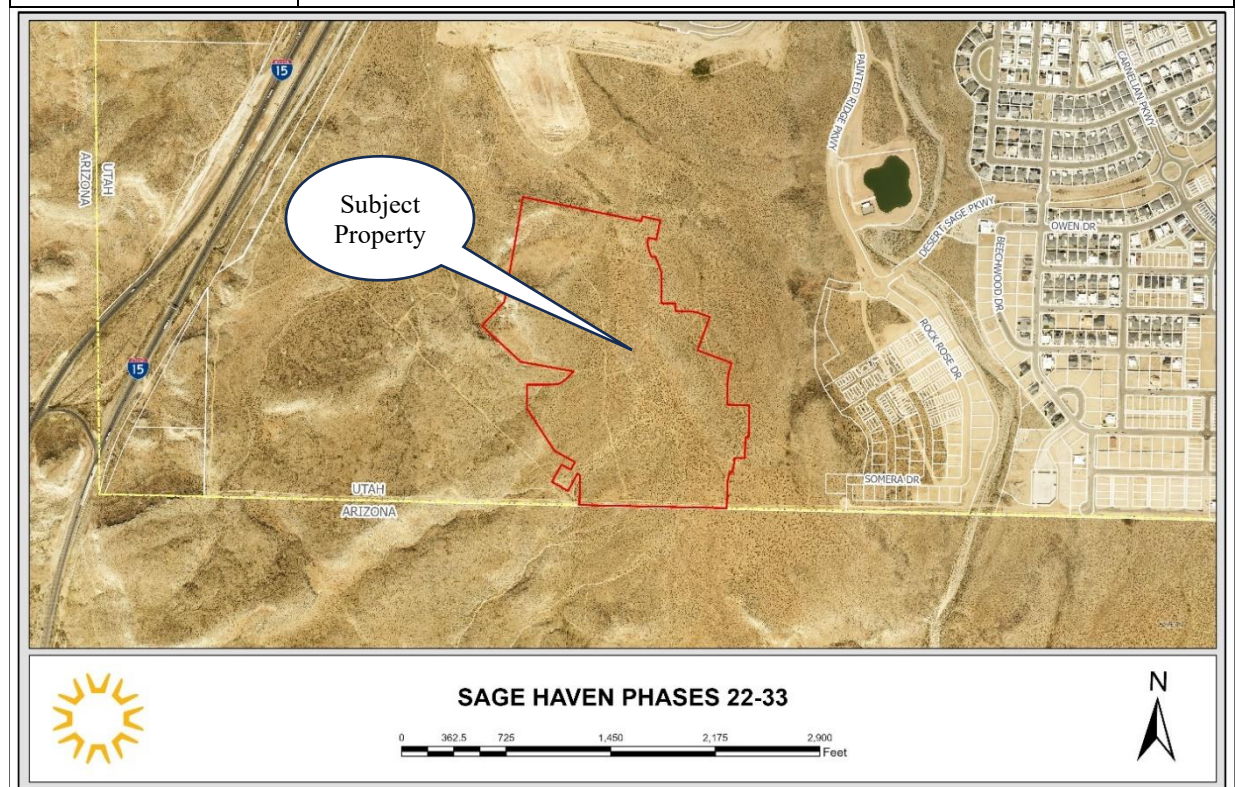
Sage Haven Townhomes Cottage Scheme A

3



PLANNING COMMISSION AGENDA REPORT: 02/10/2026

Sage Haven Phases 22-33 Preliminary Plat (Case No. 2025-PP-037)	
Request:	This is a request for Preliminary Plat for a 260-unit townhome and single-family subdivision to accompany a PD amendment on the same property.
Applicant:	Desert Color St George, LLC
Representative:	Bob Hermandson
Location:	Generally located southwest of Painted Ridge Parkway, west of Desert Sage Parkway and just west of the previously approved Sage Haven phases.
General Plan:	PD (Planned Development)
Existing Zoning:	PD-R – TNZ (NG & NE) (Planned Development Residential, Traditional Neighborhood Zone – Neighborhood General & Neighborhood Edge).
Surrounding Zoning:	North PD-R – TNZ (NG & NE)
	South Arizona
	East PD-R – TNZ (NG & NE)
	West PD-R – TNZ (NG & NE)
Land Area:	Approximately 58.68



BACKGROUND:

The subject property is currently zoned PD-R – TNZ (NG & NE) (Planned Development Residential, Traditional Neighborhood Zone – Neighborhood General & Neighborhood Edge). This plat request is accompanied by a request to amend the existing Planned Development (PD) on the property. The PD-R designation allows a variety of lot sizes and housing types. The preliminary plat depicts 149 townhome units, 91 single-family lots and a large 7.5-acre lot for future development. Phase 23 will add other units in the future as well, but it is a small 0.71-acre site.

The preliminary plat will allow the applicant to create lots for the development which will in turn allow the sale of lots and townhomes. The plat also designates open/civic space and amenity areas as well as roads to be dedicated to the city.

RECOMMENDATION:

Staff recommends approval of this preliminary plat with the following conditions:

1. That a final plat is recorded with each phase in compliance with Title 10, chapter 25 of the St. George municipal code.
2. That the PD amendment associated with this plat is approved. If the PD amendment is not approved, this plat will be considered null and void.

ALTERNATIVES:

1. Approve as presented.
2. Approve with conditions.
3. Deny the application.
4. Continue the proposed preliminary plat to a later date.

POSSIBLE MOTION:

“I move that we approve the Sage Haven Phases 22-33 Preliminary Plat request, application number 2025-PP-037, based on the findings and subject to the conditions noted in the staff report.”

FINDINGS FOR APPROVAL:

1. The proposed Preliminary Plat meets the requirements found in Section 10-25C-3 of the Subdivision Regulations.
2. The proposed project meets the lot size and frontage requirements found in Section 10-8B-2.
3. Approval of the preliminary plat is in the best interest of the health, safety, and welfare of the community.

EXHIBIT A

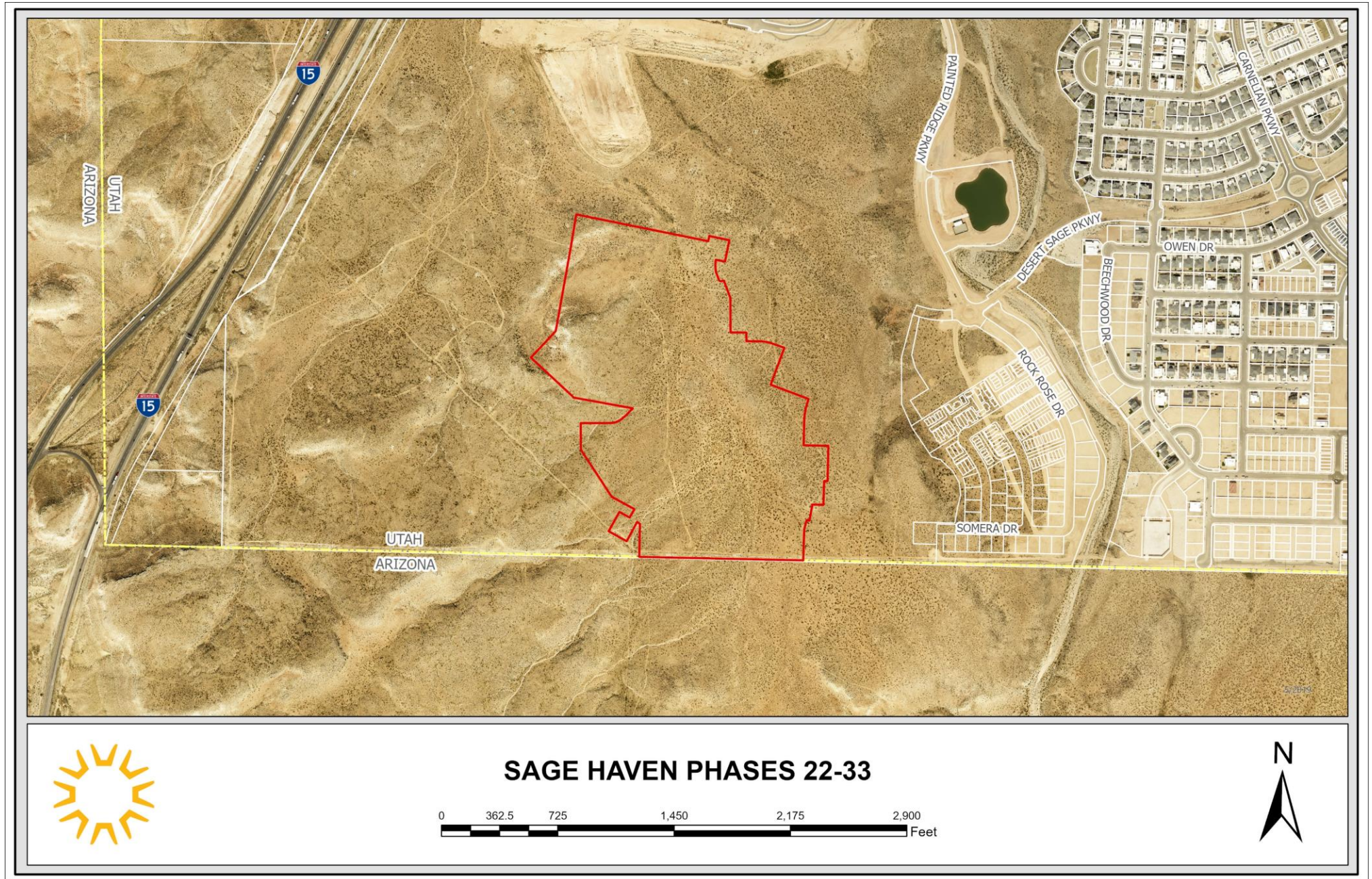
PowerPoint Presentation

A wide-angle photograph of a desert landscape. In the foreground, there is a large, flat, brownish-grey area that appears to be a dry lake bed or a salt flat. In the middle ground, there is a body of water with some small structures or boats. In the background, there are hills with distinct layers of red, orange, and white rock. The sky is a clear, pale blue.

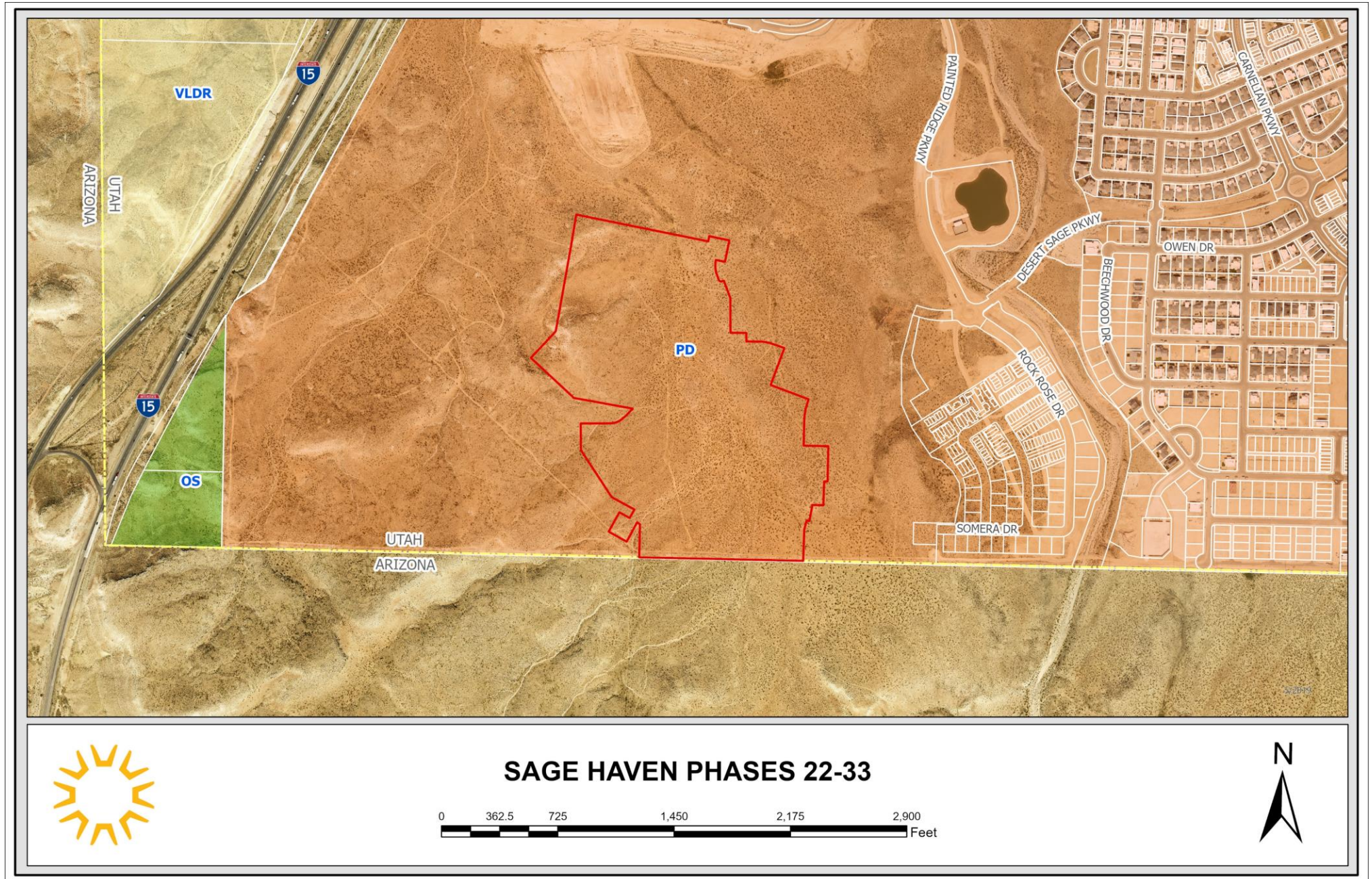
Sage Haven Phases 22-33

2025-PP-037

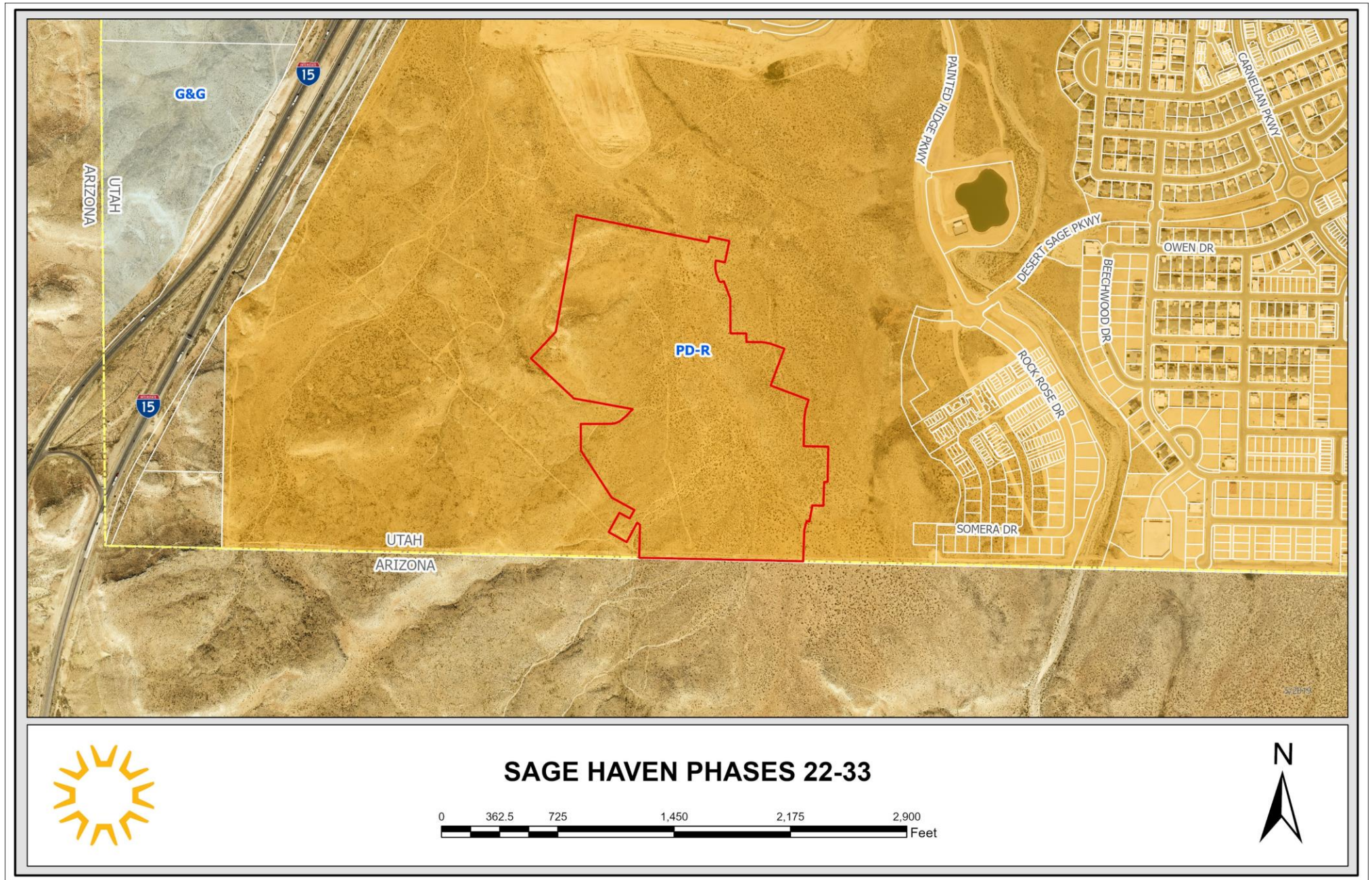
Aerial Map



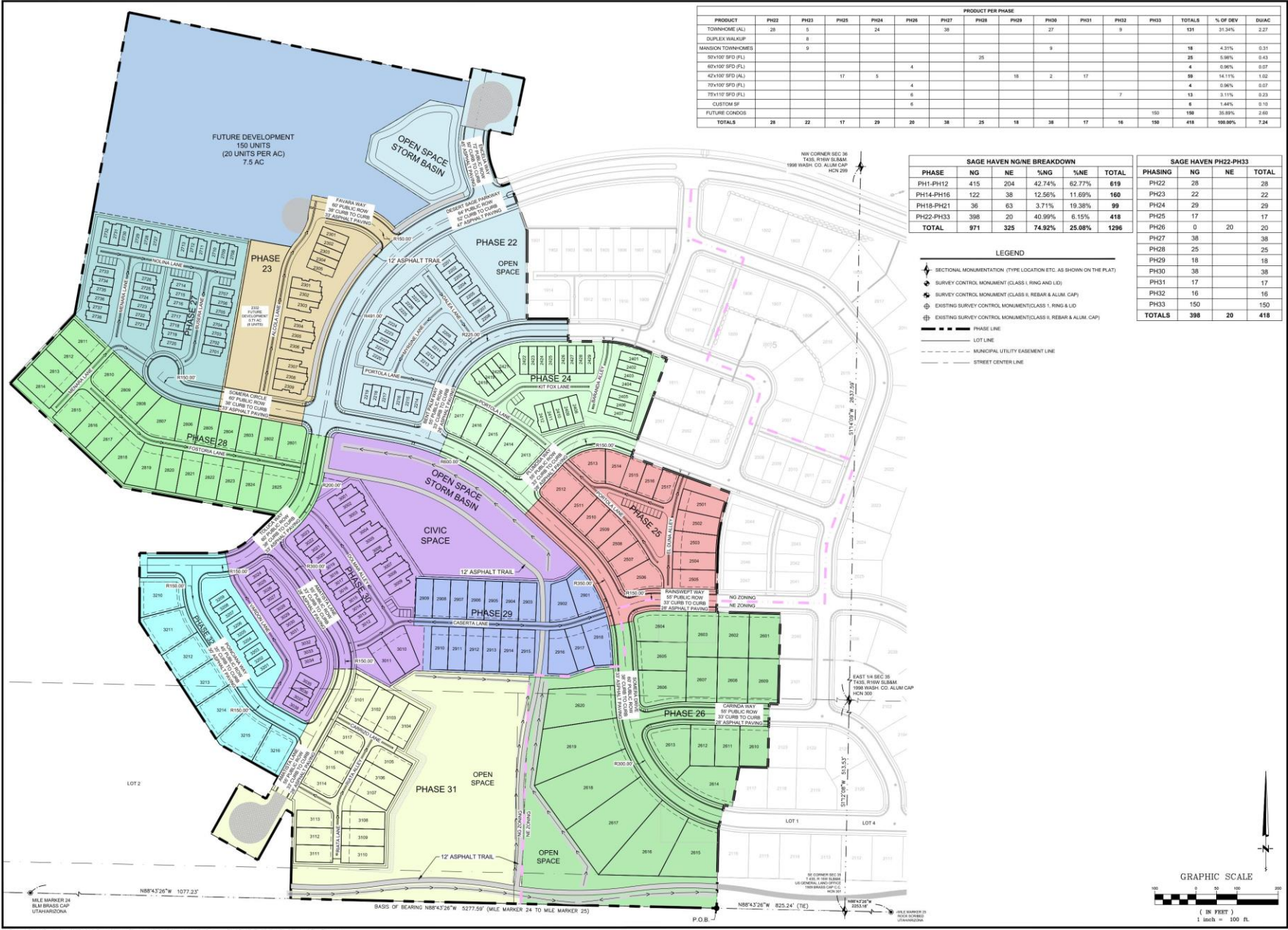
Land Use Map



Zoning Map



Proposed
Plat



BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernash, Suite #4
Colorado Springs, CO 80904
Phone (435) 673-2037 / Fax (435) 673-3161
www.bushandgudgell.com

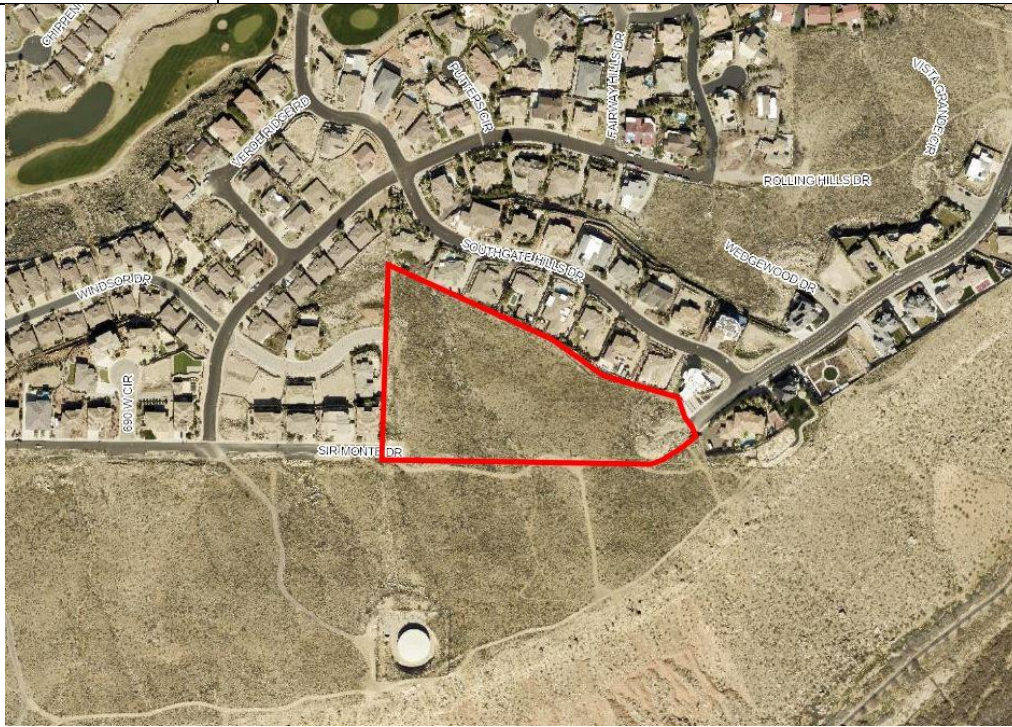
OVERALL PRELIMINARY PLAT
SAGE HAVEN PHASE 22-PH43
AT DESERT COLOR

DATE: 2025
DRAWN: TE
APPROVED:
SCALE: 1" = 100'
JOB NO. 202501

SHEET 2 OF 6
FILE: 202-202501

PLANNING COMMISSION AGENDA REPORT: 02/10/2026

Southgate Hills Phase 6 Preliminary Plat (Case No. 2025-PP-040)		
Request:	This is a request for a Preliminary Plat for a 15 lot, single-family subdivision on approximately 7.34 acres.	
Applicant:	American Consulting & Engineering	
Representative:	Tony Carter	
Location:	Generally located north of Sir Monte Drive and east of Rolling Hills Drive.	
General Plan:	LDR (Low Density Residential) and OS (Open Space)	
Existing Zoning:	R-1-10 (Single Family Residential, 10,000 SF minimum)	
Surrounding Zoning:	North	R-1-10 (Single Family Residential, 10,000 SF minimum)
	South	OS (Open Space)
	East	R-1-10 (Single Family Residential, 10,000 SF minimum)
	West	R-1-10 (Single Family Residential, 10,000 SF minimum)
Land Area:	Approximately 7.34 acres	



BACKGROUND:

The City Council previously approved the Southgate Hills Phase 6 final plat on December 7, 2006. The approved final plat, which has since expired, consisted of 15 single-family lots, with Sir Monte Drive on the south and Windsor Drive continuing through the phase. The proposed Preliminary Plat consists of 15 very similar single-family lots on 7.34 acres, which equates to approximately 2.05 dwelling units per acre. The smallest lot is proposed to be approximately 12,928 square feet, and the largest lot is proposed to be approximately 20,291 square feet. The subject property is currently zoned R-1-10 (Single Family Residential, 10,000 SF minimum).

RECOMMENDATION:

Staff recommends approval of this preliminary plat with the following conditions:

1. That a final plat is recorded with each phase in compliance with Title 10, chapter 25 of the St. George municipal code.
2. That all retaining walls meet the standards found in sections 10-18 and 10-18A of City Code.
3. That grading around the existing power poles located in the median on Sir Monte Drive meet St. George Energy Services standards.
4. That the applicant continues to work with the Water Services Department in regard to pump station size, layout, and location.

ALTERNATIVES:

1. Approve as presented.
2. Approve with conditions.
3. Deny the application.
4. Continue the proposed preliminary plat to a later date.

POSSIBLE MOTION:

“I move that we approve the Southgate Hills Phase 6 Preliminary Plat request, application number 2025-PP-040, based on the findings and subject to the condition noted in the staff report.”

FINDINGS FOR APPROVAL:

1. The proposed Preliminary Plat meets the requirements found in Section 10-25C-3 of the Subdivision Regulations.
2. The proposed project meets the lot size requirements found in Section 10-7B-3.
3. Approval of the preliminary plat is in the best interest of the health, safety, and welfare of the community.

PC 2025-PP-040
Southgate Hills Phase 6
Preliminary Plat

EXHIBIT A
PowerPoint Presentation

An aerial photograph of a town, likely Silverton, Colorado, nestled in a valley. The town features a mix of historic and modern buildings, surrounded by lush green trees. In the background, there are prominent red rock cliffs and a range of rugged mountains with patches of snow under a clear blue sky.

Southgate Hills Phase 6 Preliminary Plat

2025-PP-040

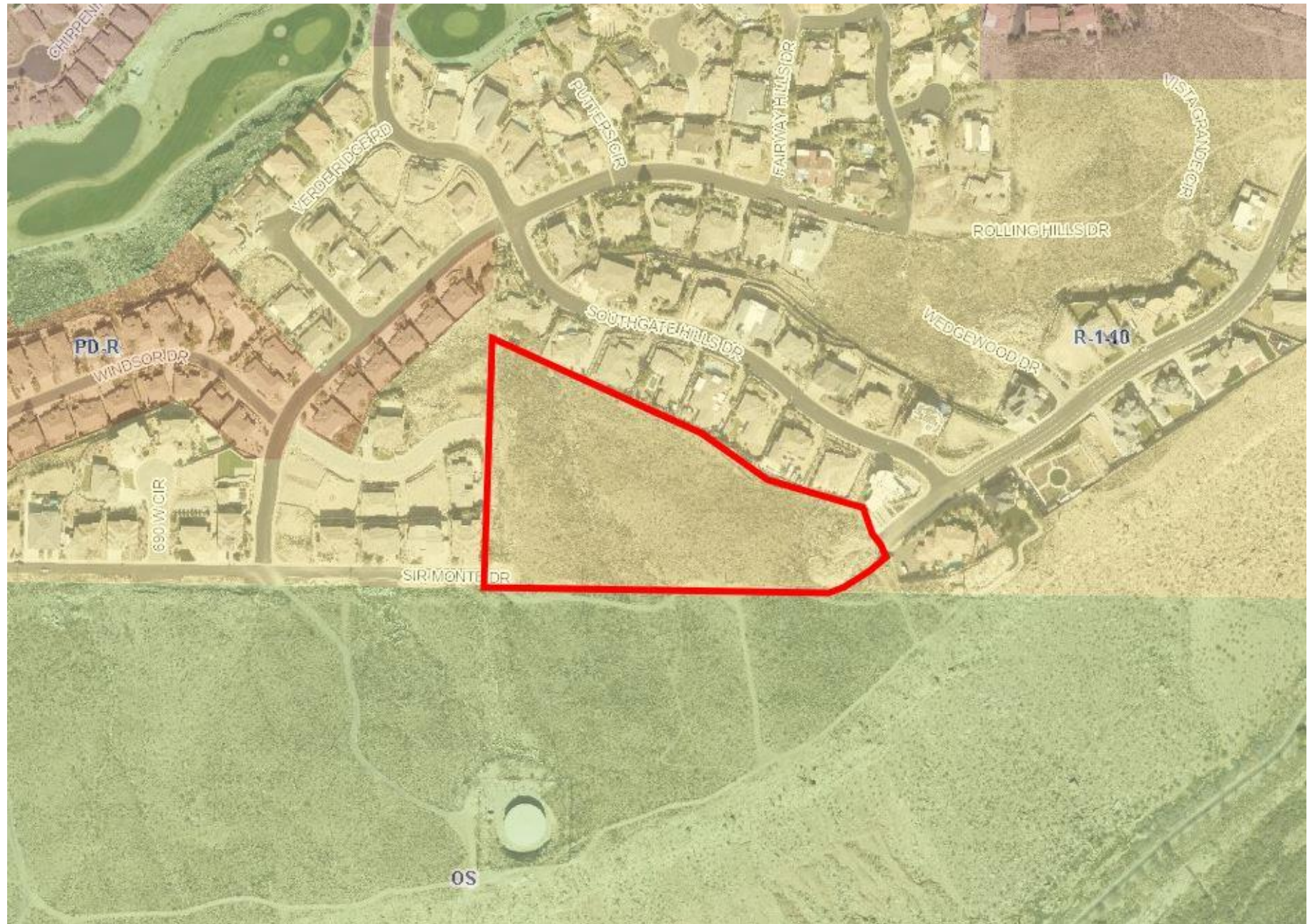
Vicinity Map



Aerial Map



Zoning Map



CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	31.42	20.00	20.00	90.0000
C2	28.84	16.32	14.36	102.94
C3	159.82	163.50	87.11	362.02
C4	111.82	67.50	55.83	246.17
C5	103.62	67.50	51.89	235.48
C6	87.49	72.50	43.80	185.46
C7	110.87	72.50	50.39	198.00
C8	34.56	72.50	17.36	74.28
C9	73.91	207.50	10.78	236.20
C10	78.46	207.50	38.70	217.30
C11	72.38	207.50	36.56	178.11
C12	68.43	207.50	34.53	183.24
C13	31.42	20.00	20.00	90.0000
C14	87.59	244.69	24.03	147.90
C15	133.70	264.69	68.34	205.71
C16	16.18	1530.00	7.59	0.2407
C17	14.88	1530.00	7.44	0.2408

MONUMENT TABLE

MONUMENT	BEARING	DISTANCE
A-B	S47°00'15"E	351.45
B-C	N80°48'00"E	655.14

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THIS PARCEL INTO LOTS AND STREETS AND DESIGNATE RIGHT-OF-WAYS FOR TOWNSHIP AND ST. GEORGE, UTAH. THE BASIS OF BEARINGS IS N 0° 00' 00" E ALONG THE CENTER SECTION LINE FROM FOUND MONUMENTS AT THE SOUTH 1/4 CORNER AND CENTER 1/4 CORNERS OF SECTION 1, T43S, R16E, S16M. MONUMENTS FOUND AND SET ARE AS SHOWN HEREON.

NOTES

- A GEOTECHNICAL INVESTIGATION WAS PERFORMED BY KLEFFLER INC. THE INVESTIGATION RESULTS AND SPECIFIC RECOMMENDATIONS FOR THE CONSTRUCTION OF FOUNDATIONS, FLOOR SLABS AND EXTERIOR FLOORS, ARE COMPLETED IN A REPORT DATED DECEMBER 22, 1994, PROJECT NO. 807210. THIS REPORT IS AVAILABLE FROM THE DEVELOPER AND A COPY IS ON FILE WITH THE CITY OF ST. GEORGE, UTAH. OWNERS, BUILDERS, AND CONTRACTORS SHOULD BECOME FAMILIAR WITH THIS REPORT AND COMPLY WITH ITS RECOMMENDATIONS.
- PUBLIC UTILITIES, DRAINAGE AND IRRIGATION EASEMENTS ARE LOCATED ALONG ALL LOT LINES 10' WIDE ON ALL FRONT LOT LINES AND 1' WIDE ON ALL SIDE AND REAR LOT LINES UNLESS OTHERWISE SHOWN AND/OR NOTED ON THIS PLAN.
- MINIMUM BUILDING SETBACK REQUIREMENTS:
25' FROM ALL PUBLIC STREETS
8' AT 10' INTERIOR SIDES
10' INTERIOR REAR
- DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALE.
- CITY OF ST. GEORGE REQUIRES ALL PROPERTY CORNERS TO BE MONUMENTED BEFORE A BUILDING PERMIT IS GRANTED.
- LOTS 1, 2, 3, 4, 11, 12, 13, 14 & 16 HAVE INADEQUATE WATER PRESSURE AND WILL REQUIRE BOOSTER PUMPS TO BE OWNED, OPERATED AND MAINTAINED BY THE LOT OWNERS.

LEGEND

- ALL BOUNDARY AND PROPERTY LOT CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED "BROWN LAND SURVEY ENGINEER RECORDED ON THIS PLAN"
- INTERNAL MONUMENTATION (FOUND TYPE, DATE, AGENCY AND LOCATION ETC. AS SHOWN ON PLAN)
- ① SPECIES: DISTANCE, MONUMENTATION TO BE SET (CLASS 1, REBAR AND ALUM CAP SET TO CITY STANDARD)
- ② SPECIES: SURVEY CONTROL, MONUMENT TO BE SET (CLASS 1, REBAR AND ALUM CAP SET TO CITY STANDARD)
- ③ SPECIES: FOUND SURVEY CONTROL, MONUMENT AS SHOWN AND MONUMENT (CLASS 1, REBAR AND ALUM CAP SET TO CITY STANDARD)
- ④ SPECIES: FOUND SURVEY CONTROL, MONUMENT TO BE SET (CLASS 1, REBAR AND ALUM CAP SET TO CITY STANDARD)
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- ㊲ SPECIES: FOUND SURVEY CONTROL, MONUMENT AS SHOWN AND MONUMENT (CLASS 1, REBAR AND ALUM CAP SET TO CITY STANDARD)
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- ㊵ SPECIES: FOUND SURVEY CONTROL, MONUMENT AS SHOWN AND MONUMENT (CLASS 1, REBAR AND ALUM CAP SET TO CITY STANDARD)
- ㊶ SPECIES: FOUND SURVEY CONTROL, MONUMENT AS SHOWN AND MONUMENT (CLASS 1, REBAR AND ALUM CAP SET TO CITY STANDARD)
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VICINITY MAP
(NO SCALE)

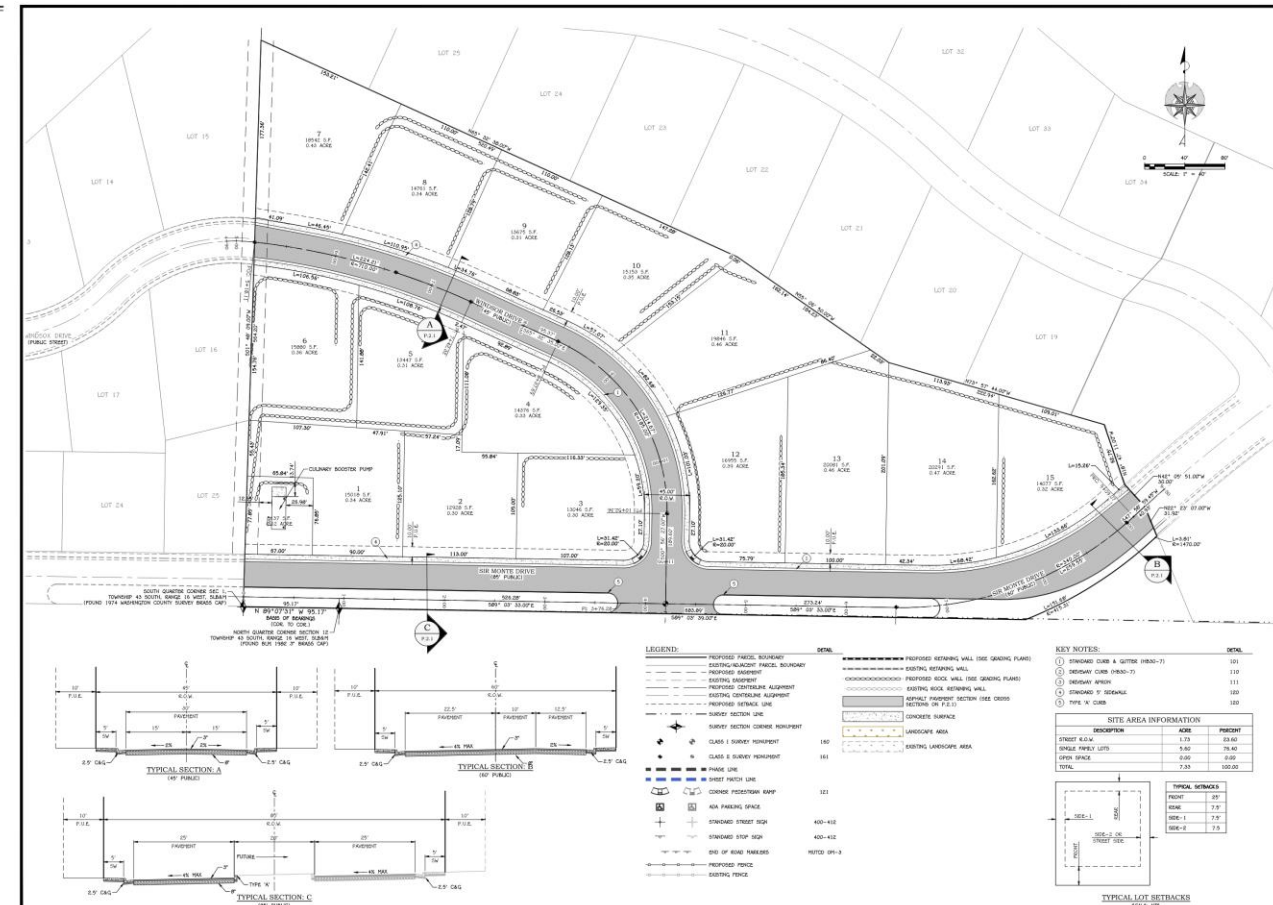
SURVEYOR'S CERTIFICATE

I, MARC L. BROWN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE OF REGISTRATION NUMBER 17023, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY AND I CERTIFY TO THE ACCURACY OF THIS SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN AND DESCRIBED BELOW TO BE HEREINAFTER KNOWN AS:

"SOUTHGATE HILLS SUBDIVISION PHASE 6"

AND THAT SAID TRACT OF LAND HAS BEEN

[illegible]

[illegible]

CUT / FILL SUMMARY

NAME	CUT FACTOR	FILL FACTOR	EST. AREA (sq.ft.)	CUT (cu.yds.)	FILL (cu.yds.)	NET (cu.yds.)
Pg. 60	1.0	1.0	504,085	10,941	65,546	58,605

LEGEND:

- PROPOSED PARCEL BOUNDARY
- EXISTING ADJACENT PARCEL BOUNDARY
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- PHASE LINE
- SHEET MATCH LINE
- PROPOSED RETAINING WALL
- EXISTING RETAINING WALL
- PROPOSED ROCK RETAINING WALL
- EXISTING ROCK RETAINING WALL
- GRADING LIMITS OF DISTURBANCE
- - - 3000' - - - EXISTING GROUND MAJOR CONTOUR
- - - 3001' - - - EXISTING GROUND MINOR CONTOUR
- 3000 — FINISH GROUND MAJOR CONTOUR
- 3001 — FINISH GROUND MINOR CONTOUR
- W.S. PAB 3817.0 WALL OUT PAD ELEVATION

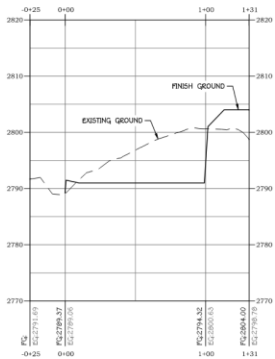
DETAIL

DATE: 02/02/2026
JOB #: 25-041
DRAWN BY: CJP
CHECKED BY: TL

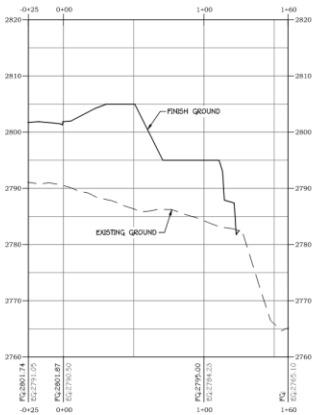
SOUTHGATE HILLS PH 6
SECTION 1 TOWNSHIP 43 S, RANGE 16 W, SLB&M
ST. GEORGE, UTAH
GRADING PLAN
PRELIMINARY PLAT

P.3.1

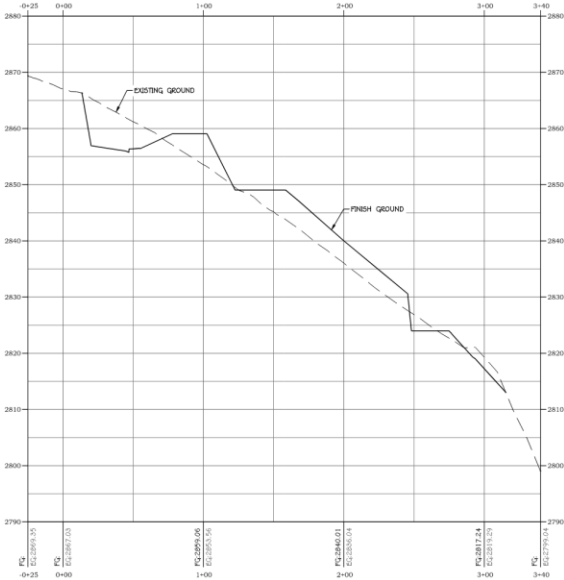
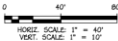
Proposed Preliminary Plat



PROFILE VIEW: SITE SECTION A



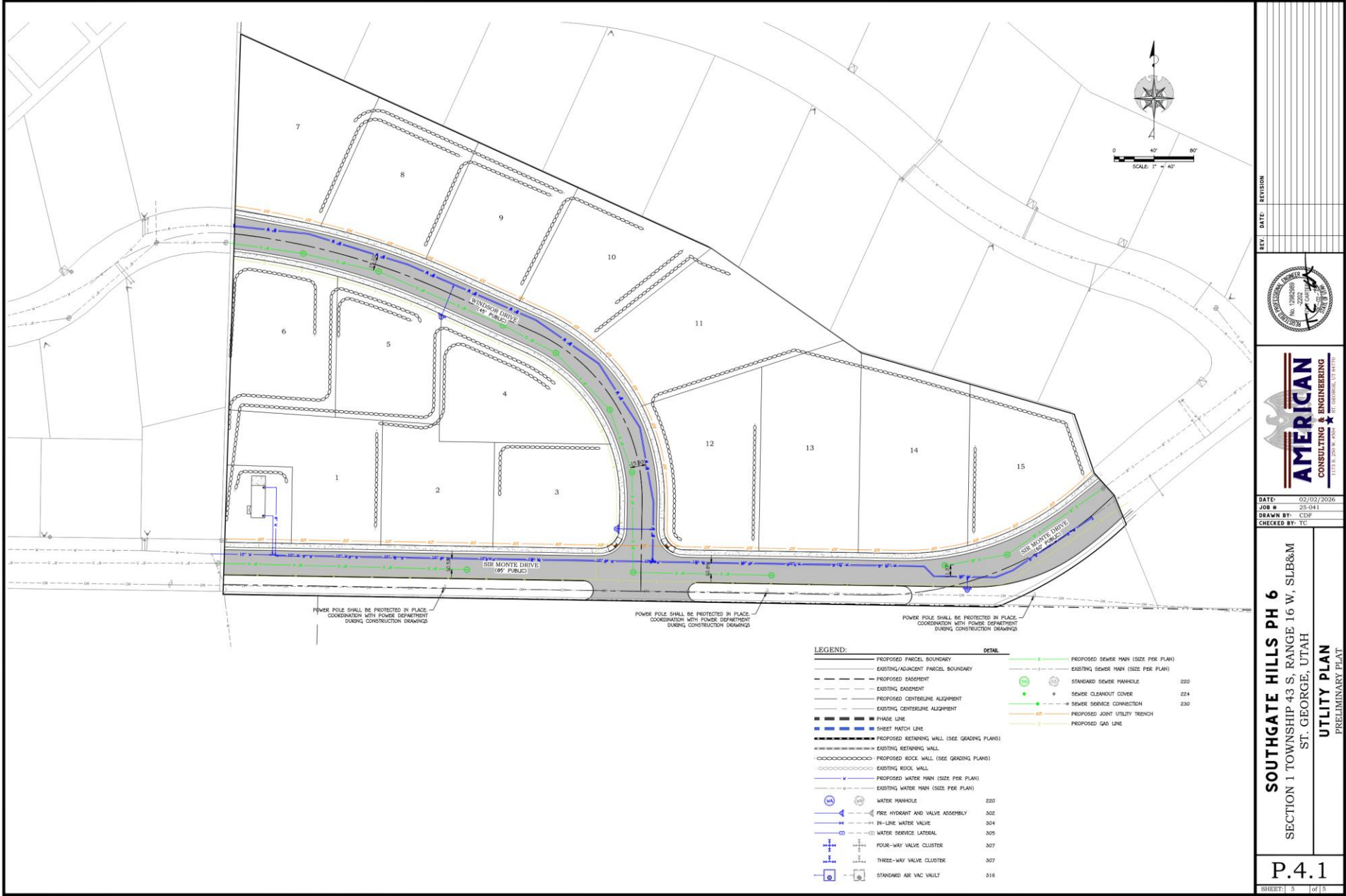
PROFILE VIEW: SITE SECTION B



PROFILE VIEW: SITE SECTION C

REV. DATE: REVISION	
AMERICAN CONSULTING & ENGINEERING INC. 1071 E. 2500 W. SUITE 100 ST. GEORGE, UT 84770	
DATE: 02/02/2026 JOB #: 25-041 DRAWN BY: CJP CHECKED BY: TC	
SOUTHGATE HILLS PH 6 SECTION 1 TOWNSHIP 43 S, RANGE 16 W, SUB&M ST. GEORGE, UTAH SITE SECTIONS PRELIMINARY PLAT	
P.3.2 SHEET: 4 of 5	

Proposed Preliminary Plat



Recommendation

Staff recommends approval with the following conditions:

1. That a final plat shall be recorded in compliance with Title 10, chapter 25 of the St. George municipal code.
2. That all retaining walls comply with the standards found in section 10-18 and 10-18A of City Code.
3. That grading around the existing power poles located in the median on Sir Monte Drive comply with St. George Energy Services standards.
4. That the applicant continues to work with the Water Services Department in regard to pump station size, layout, and location.

Possible Motion

“I move that we approve the Southgate Hills Phase 6 Preliminary Plat request, application number 2025-PP-040, based on the findings and conditions noted in the staff report.”

PLANNING COMMISSION AGENDA REPORT: 02/10/2026**REQUEST:**

This request was submitted by Mike Terry on behalf of DSG Engineering (2025-GPA-017) and is being processed alongside a related zoning regulation amendment that would create a new zoning district (2025-ZRA-015). Because a new zone is being proposed, it also needs to be reflected in the General Plan. This application would amend the General Plan to allow the proposed R-1 zone within the LDR (Low Density Residential), MDR (Medium Density Residential), DTTN (Downtown Traditional Neighborhood), and DTCN (Downtown Connected Neighborhood) land use designations.

BACKGROUND:

All single-family zones currently in the zoning code have been in place since 1993. Some of the single-family zoning categories in the current code, in fact extend as far back as the early 1970's, though different standards applied at that time. The applicant is now proposing a new zoning category. Along with that request, the zone needs to have corresponding land use categories to be supported by the general plan.

The proposal is that the density will be tied to the underlying general plan category. LDR would allow up to four units per acre while MDR would allow up to nine units per acre. In the downtown area, DTTN would allow 4-9 units per acre and DTCN would allow 6-12 units per acre. As a result, the responsible growth element general plan needs to be amended to include the proposed R-1 zone.

Proposed Changes:

The proposed revisions are attached as Exhibit A, B, & C.

- The additions are underlined in [blue](#)
- There are no proposed removals from the existing text

RECOMMENDATION:

Staff recommends approval of the revisions as proposed.

ALTERNATIVES:

1. Recommend approval as presented.
2. Recommend approval with conditions.
3. Recommend denial.
4. Continue the proposed zoning regulation amendment to a specific date.

POSSIBLE MOTION:

"I move that we recommend approval of the changes to the responsible growth element of the general plan as proposed by Mike Terry and DSG Engineering and contained in exhibit 'A', case no. 2025-GPA-017, based on the findings listed in the staff report."

FINDINGS:

1. The proposed amendment is necessary to implement the proposed R-1 zoning district.
2. The proposed R-1 zoning district is consistent with the residential land use designations of the General Plan.
3. The amendment does not increase residential density beyond that allowed by the General Plan.
4. The amendment maintains consistency between the General Plan and the zoning code.
5. Approval of the amendment supports orderly and planned growth consistent with adopted City policies.

EXHIBIT A

PROPOSED CHANGES TO THE RESPONSIBLE GROWTH ELEMENT OF THE GENERAL PLAN

Land Use Designation	Description	Residential Density	Assoc. Zoning Districts
Primary Land Uses:			
AE Agricultural Estates	Areas of St. George that were once or are currently agricultural and are transitioning to more residential development, while maintaining very low density and a rural or agricultural character. Allow for animals by-right in this area.	Up to 4 DU/ Acre*	AG zones, RE- 5, RE-12.5, RE-20, RE-37.5, G-G
VLDR Very Low Density Residential	Single-family or a clustering of housing units that achieves lower density while preserving agricultural or other lands with unique geological features including hillside.	Up to 2 DU/Acre*	RE-5, R-1-20, R-1-40, MH-20, MH-40, PD-R
LDR Low Density Residential	Single-family, multifamily, or the clustering of housing units that achieves an overall lower density.	Up to 4 DU / Acre*	All Agricultural Estates zones plus, R-1 , R-1-8, R-1-10, R-1-12, R-1-20, R-1-40, MH-8, MH-10, MH-12, MH-20, MH-40, PD-R, PD-TNZ, PD-R
MDR Medium Density Residential	Single-family, multifamily, or the clustering of housing units that are more compact or have a higher density of development.	5-9 DU / Acre*	All Agricultural Estates and Low Density, Residential Plus Zones, R-1 , R-1-6, R-1-7, R-1-8, R-1-10, MH-6, MH-8, R-2, R-3, R-4, RCC, R-1-C, PD-SH, PD-TNZ, PD-R
MHDR Medium-High Density Residential	Areas where a variety of residential densities might be appropriate, and a transition from a higher impact use such as commercial or mixed-use to a	10-15 DU / Acre	All Medium Density Residential zones plus R-2, R-3, R-4, PD-TNZ, PD-R, PD-SH

	lower density residential is desired.		
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Land Use Designation	Description	Residential Density	Assoc. Zoning Districts
Primary Land Uses:			
HDR High Density Residential	Higher density residential to be located where appropriate and in areas spread throughout the community that offer higher density developments. High density can be appropriate adjacent to commercial areas and a transition to lower density developments.	16-22 DU / Acre	R-3, R-4, PD-SH, PD-TNZ, PD-R
R+ Residential Plus	Areas of St. George where the city may choose to allow for additional density or a mix of compatible uses to support re-investment and attainable housing.	Varies	Varies
COM Commercial	Various commercial uses including retail and commercial office. Scale and setbacks may vary based on zone district.	Up to 40 DU / Acre	A-P, C-1, C-2, C-3, C-4, PD-MU, PD-AP, PD-C
I Industrial	Various light manufacturing and industrial uses in appropriate locations, near major arterial roads.	N/A	M-1, M-2, PD-M
IND/COM Industrial / Commercial	Areas that may include light industrial, light manufacturing, retail office or attainable residential uses that are complementary.	N/A	MC, PD-MC
PF Public Facilities	Land owned and operated by public entities. May include schools, libraries, fire stations or similar public facilities	N/A	Public Facilities, Varies

Land Use Designation	Description	Residential Density	Assoc. Zoning Districts
Primary Land Uses:			
A Airport	Lands located near the airport that support airport functions and are commercial in nature.	N/A	ASBP, AVI, C-RM, PD-C, PD-M

SL Sensitive Land Preservation	Lands held as permanent open space due to geological conditions such as floodplains as designated by FEMA, rockslide, wetlands, and landslide-prone areas. Sensitive landscapes and archaeological areas may also fall under this category. Limited development activity such as trails, public amenities, recreational facilities and public utilities may be allowed for these areas.	N/A	Open Space
OS Open Space/ Parks/ Golf Courses/ Cemeteries	Public recreation areas including sports fields and playground areas. Limited development of associated amenities can occur in these areas. Golf courses and associated support facilities.	N/A	Open Space, Public Facilities, Park, varies
EQ Equestrian	These Equestrian subdivisions include agricultural uses, are found in Little Valley only, and are described in the Little Valley Sub Area Plan.	N/A	A-1, RE-12.5, RE-20, RE-37.5
EQB Equestrian Buffer	The Equestrian Buffers are located adjacent to Equestrian subdivisions and are required as described in the Little Valley Sub Area Plan.	N/A	A-1, RE-12.5, RE-20, RE-37.5

Land Use Designation	Description	Residential Density	Assoc. Zoning Districts
Downtown Area Land Uses:			
DTTN Traditional Neighborhood	A traditional neighborhood with a mix of one- and two-story single family and accessory dwellings set back from the street edge.	4 - 9 DU / Acre*	RCC, R-1-C, PD-R, R-1 , including any future downtown zones
DTCN Connected Neighborhood	A convenient neighborhood with a varied mix of single-family homes, multifamily housing and neighborhood-scale businesses.	6 - 12 DU / Acre*	RCC, R-2, R-3, R-4, C-4, PD-R, PD-C, PD-MU, R-1 , including any future downtown zones

DTCC Connected Corridor	A convenient mix of businesses, services, and housing within proximity to collector and higher volume roadways.	Up to 22 DU / Acre	C-1, C-2, C-3, C-4, PD-C, PD-MU, PD-SH, PD-TNZ, including any future downtown zones
DTLV Lively	A bustling district with a compact mix of jobs, entertainment, housing, and community gathering spaces all in walkable distance.	Up to 40 DU / Acre	C-2, C-3, C-4, PD-C, PD-MU, PD-TNZ, including any future downtown zones
Master Plan Development Land Uses			
PD Planned Development	Land use varies and is specific for each planned development as adopted by St. George City. Any improvements in these areas need to align with or formally modify the adopted land use plan through a master plan or a development agreement. May include, but not limited to Atkinville, Desert Canyon, Desert Color.	Varies	PD-R, PD-AP, PD-C, PD-MU, PD-M, PD-SH, PD-TNZ, PD-CR

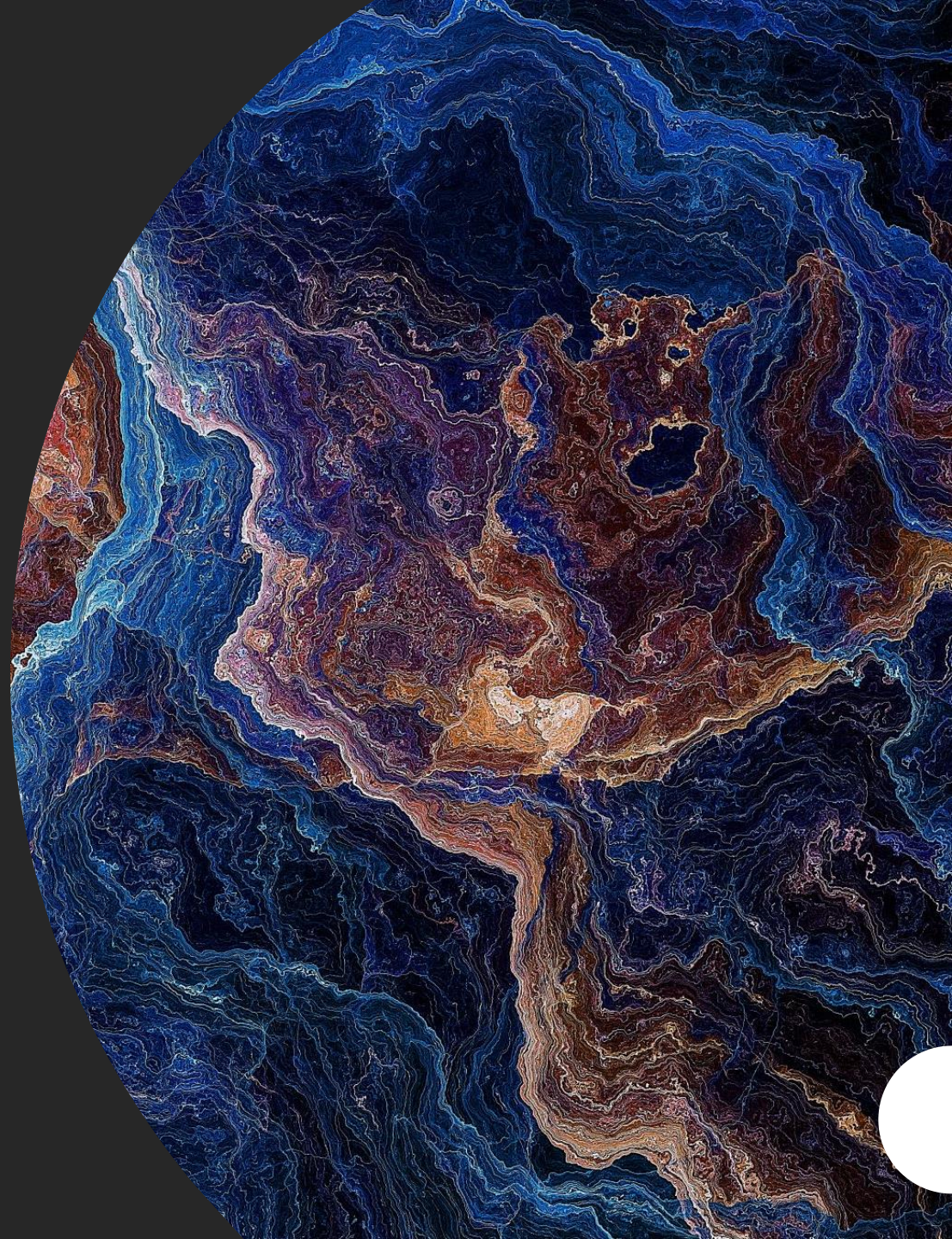
*Residential densities indicate primary residence per acre, does not include accessory dwelling units.

EXHIBIT B

POWERPOINT PRESENTATION

R-1 General Plan Amendment

2025-GPA-017



Responsible Growth Element

Land Use Designation	Description	Residential Density	Assoc. Zoning Districts
Primary Land Uses:			
AE Agricultural Estates	Areas of St. George that were once or are currently agricultural and are transitioning to more residential development, while maintaining very low density and a rural or agricultural character. Allow for animals by-right in this area.	Up to 4 DU / Acre*	AG zones, RE- 5, RE-12.5, RE-20, RE-37.5, G-G
VLDR Very Low Density Residential	Single-family or a clustering of housing units that achieves lower density while preserving agricultural or other lands with unique geological features including hillside.	Up to 2 DU/Acre*	RE-5, R-1-20, R-1-40, MH-20, MH-40, PD-R
LDR Low Density Residential	Single-family, multifamily, or the clustering of housing units that achieves an overall lower density.	Up to 4 DU / Acre*	All Agricultural Estates zones plus, R-1 , R-1-8, R-1-10, R-1-12, R-1-20, R-1-40, MH-8, MH-10, MH-12, MH-20, MH-40, PD-R, PD-TNZ, PD-R
MDR Medium Density Residential	Single-family, multifamily, or the clustering of housing units that are more compact or have a higher density of development.	5-9 DU / Acre*	All Agricultural Estates and Low Density, Residential Plus Zones, R-1 , R-1-6, R-1-7, R-1-8, R-1-10, MH-6, MH-8, R-2, R-3, R-4, RCC, R-1-C, PD-SH, PD-TNZ, PD-R
MHDR Medium-High Density Residential	Areas where a variety of residential densities might be appropriate, and a transition from a higher impact use such as commercial or mixed-use to a lower density residential is desired.	10-15 DU / Acre	All Medium Density Residential zones plus R-2, R-3, R-4, PD-TNZ, PD-R, PD-SH

Responsible Growth Element

Land Use Designation	Description	Residential Density	Assoc. Zoning Districts
Downtown Area Land Uses:			
DTTN Traditional Neighborhood	A traditional neighborhood with a mix of one- and two-story single family and accessory dwellings set back from the street edge.	4 - 9 DU / Acre*	RCC, R-1-C, PD-R, R-1 , including any future downtown zones
DTCN Connected Neighborhood	A convenient neighborhood with a varied mix of single-family homes, multifamily housing and neighborhood-scale businesses.	6 - 12 DU / Acre*	RCC, R-2, R-3, R-4, C-4, PD-R, PD-C, PD-MU, R-1 , including any future downtown zones
DTCC Connected Corridor	A convenient mix of businesses, services, and housing within proximity to collector and higher volume roadways.	Up to 22 DU / Acre	C-1, C-2, C-3, C-4, PD-C, PD-MU, PD-SH, PD-TNZ, including any future downtown zones
DTLV Lively	A bustling district with a compact mix of jobs, entertainment, housing, and community gathering spaces all in walkable distance.	Up to 40 DU / Acre	C-2, C-3, C-4, PD-C, PD-MU, PD-TNZ, including any future downtown zones
Master Plan Development Land Uses			
PD Planned Development	Land use varies and is specific for each planned development as adopted by St. George City. Any improvements in these areas need to align with or formally modify the adopted land use plan through a master plan or a development agreement. May include, but not limited to Atkinville, Desert Canyon, Desert Color.	Varies	PD-R, PD-AP, PD-C, PD-MU, PD-M, PD-SH, PD-TNZ, PD-CR

*Residential densities indicate primary residence per acre, does not include accessory dwelling units.

PLANNING COMMISSION AGENDA REPORT: 02/10/2026**REQUEST:**

This request has been filed by Mike Terry on behalf of DSG Engineering (2025-ZRA-015). In short, the applicant is proposing a new zone. Initially, the applicant proposed a zone that would allow lots down to 4,000 ft². With direction from the City Council, staff worked with the applicant and now proposes a new single-family zone that eliminates a minimum square footage requirement. The proposed zone is called the R-1 zone to be consistent with other zoning categories.

AMENDMENT TO TITLE 10-7B-1: ZONING REGULATIONS – SINGLE FAMILY RESIDENTIAL ZONES – ALLOWED USES – EXHIBIT A

This section of the St George City municipal code currently regulates uses in the single-family zones. An additional column has been added for the new R-1 zoning category with allowed uses.

AMENDMENT TO TITLE 10-7B-3: ZONING REGULATIONS – LOT AREA, WIDTH, YARD REQUIREMENTS – EXHIBIT B

This section of the code controls the minimum lot area, width, and setbacks in each single-family zone. A new row has been added to the table to set forth the standards of the proposed zone.

AMENDMENT TO SECTIONS 10-7D-4, 10-6-4, 10-5-4, & 10-7-6(F): ZONING REGULATIONS – DESIGN CRITERIA – EXHIBIT C

These sections dictate a minimum floor area for a home in single-family zones (some depending on the size of the building lot). This proposal would eliminate these requirements.

BACKGROUND:

All single-family zones currently in the zoning code have been in place since 1993. Some of the single-family zoning categories in the current code, in fact extend as far back as the early 1970's, though different standards applied at that time. The applicant is now proposing a new zoning category. Initially, the applicant proposed a 4,000 ft² minimum zoning category. After a discussion with the City Council in a public meeting, the applicant modified the application to the proposed R-1 zone as presented here.

Multiple sections of the code are affected in this proposed zone:

1. 10-7B-1 – This is the use table for the single-family residential zones. It's in this table that uses are allowed as Permitted (P), Permitted with Standards (PS), Conditional (C), or not allowed. For consistency, staff suggests that the allowed uses in the proposed R-1 zone be the same as the smaller existing zones such as R-1-6 and R-1-7. If there are uses the Planning Commission believes should be added or eliminated from this zone, such a recommendation can be made to the City Council.
2. 10-7B-3 – This section sets forth the standards for the proposed R-1 zone. The biggest change from the other single-family zones is the square footage requirement, or more accurately, the lack of a minimum square footage requirement. In the proposed zone,

there would be no minimum square footage. Lot size and form would be regulated more by the frontage requirements. The proposal is that the zone is tied to the underlying general plan (GP). For example, if a proposed subdivision is in the MDR (Medium Density Residential) GP category, the subdivision may not exceed 9 units to the acre. Additionally, the frontage requirements are also tied to the General Plan. LDR (Low Density Residential) will require frontage of 60' while the other categories would allow a 40' frontage. The idea behind the frontage requirements is that an individual looking down a street will see the frontage and not what's in the back (the depth of a lot) which will give consistency to a project while still allowing flexibility in a project's design. Setbacks are also laid out in this section.

3. 10-7D-4, 10-6-4, 10-5-4, & 10-7-6(F) – This is a clean up item but one that is necessary to give this zone the flexibility needed to function properly. This eliminates the requirements for a minimum square footage of a home in the single-family, mobile home, gravel and grazing, and agricultural zones. This can be prohibitive when trying to design a smaller, more affordable home.

Proposed Changes:

The proposed revisions are attached as Exhibit A, B, & C.

- The additions are underlined in [blue](#)
- The removals are crossed out in ~~red~~

RECOMMENDATION:

Staff recommends approval of the revisions as proposed.

ALTERNATIVES:

1. Recommend approval as presented.
2. Recommend approval with conditions.
3. Recommend denial.
4. Continue the proposed zoning regulation amendment to a specific date.

POSSIBLE MOTION:

"I move that we recommend approval of the changes to Title 10 as proposed by Mike Terry and DSG Engineering and contained in exhibit 'A', 'B', and 'C', case no. 2025-ZRA-015, based on the findings listed in the staff report."

FINDINGS:

1. It is in the best interest of the city to update its municipal code periodically.
2. The proposed R-1 zone provides an additional single-family residential option that fits within the existing zoning framework and does not introduce new or incompatible uses beyond what is already allowed in similar zones.
3. Eliminating minimum home size requirements removes an unnecessary barrier to housing design flexibility while still maintaining reasonable development standards through setbacks, frontage, and building code requirements.
4. The proposed standards tie density and frontage to the underlying General Plan designation, ensuring that development intensity remains consistent with long-term land use policies.
5. The amendments promote housing choice and affordability by allowing smaller homes without reducing neighborhood compatibility or altering existing single-family development patterns.

EXHIBIT A

PROPOSED CHANGES TO TITLE 10-7B-1

ARTICLE B. SINGLE-FAMILY RESIDENTIAL ZONES

(R-1, R-1-6, R-1-7, R-1-8, R-1-10, R-1-12, R-1-20, R-1-40)

10-7B-1: Allowed Uses

10-7B-2: Height Regulations

10-7B-3: Lot Area, Width, Yard Requirements

10-7B-1:

ALLOWED USES:

Any use not specifically permitted, permitted with standards, or conditionally permitted is prohibited. Only the following uses are allowed:

- A. Uses indicated by the letter “P” below are permitted in the designated zone.
- B. Uses indicated by the letters “PS” are permitted uses with required standards in this zone. Uses must comply with the standards and evaluation criteria established in chapter 17 of this title.
- C. Uses indicated by the letter “C” are conditional uses in the designated zone.

Allowed Uses

[illegible]

		R-1	R-1-6	R-1-7	R-1-8	R-1-10	R-1-12	R-1-20	R-1-40
Communication transmission facilities, including wireless, primary, height over 50'		<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
Live-work unit					<u>PS</u>				
Public utility facilities, primary		<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>
Public utility facilities accessory uses; accessory structures		<u>P</u>	P	P	P	P	P	P	P
Religious facility, primary		<u>P</u>	P	P	P	P	P	P	P
School, public or charter, primary		<u>P</u>	P	P	P	P	P	P	P
Short-term residential rental		<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>
Single-family dwelling, primary		<u>P</u>	P	P	P	P	P	P	P
Single-family dwelling accessory uses:	Accessory structure and use	<u>P</u>	P	P	P	P	P	P	P
	Agriculture	<u>P</u>	P	P	P	P	P	P	P
	Apiaries/beekeeping						<u>PS</u>	<u>PS</u>	<u>PS</u>
	Child care, in-home babysitting	<u>P</u>	P	P	P	P	P	P	P
	Child care, family	<u>P</u>	P	P	P	P	P	P	P
	Greenhouse, high tower or plant nurseries (no retail)	<u>P</u>	P	P	P	P	P	P	P

		R-1	R-1-6	R-1-7	R-1-8	R-1-10	R-1-12	R-1-20	R-1-40
	Guesthouse					<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>
	Home occupation	<u>P</u>	P	P	P	P	P	P	P
	Accessory dwelling unit	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>
	Small animals (not produced for food) up to 8 animals	<u>P</u>	P	P	P	P	P	P	P
	Urban hens and rabbits – Up to 6 adult hens and 4 adult rabbits per 1,000 sf of lot area – No more than 16 animals per lot, up to 10 rabbits	<u>P</u>	P	P	P	P	P	P	P
	Urban hen/rabbit coop, pen or cage – Up to 8' tall and 200 sf – Allowed only in rear yard, at least 20' from lot line (unless solid perimeter fence); required effective manure management	<u>P</u>	P	P	P	P	P	P	P

EXHIBIT B

PROPOSED CHANGES TO TITLE 10-7B-3

10-7B-3:

LOT AREA, WIDTH, YARD REQUIREMENTS:

A. The minimum lot area, width, yard and landscaping requirements in each zone below are as follows:

District	Lot Area Minimum in Square Feet	Minimum Lot Width/ Frontage	Minimum Yard Setbacks		
			Front and Street Side	Side	Rear
R-1 Density may not exceed underlying General Plan designation.	Not Applicable	LDR – 60' Otherwise – 40'	15' (20 to Garage) Exception: Open porch may encroach 5' into setback	5' where public utility easement doesn't exist 8' if public utility easement exists	10'
R-1-6	6,000	70'	20'	6' where public utility easement doesn't exist 8' if public utility easement exists	10'
R-1-7	7,000	70' or 65' in the central city residential area	20'	6' where public utility easement doesn't exist 8' if public utility easement exists	10'

District	Lot Area Minimum in Square Feet	Minimum Lot Width/ Frontage	Minimum Yard Setbacks		
			Front and Street Side	Side	Rear
R-1-8: Lot size averaging:	8,000 Not more than a 20% reduction	70' or 65' in the central city residential area not less than 65%	20'	8'	10'
R-1-10 Lot size averaging:	10,000 Not more than a 30% reduction	80' Not more than a 30% reduction	20'	8'	10'
R-1-12 Lot size averaging:	12,000 Not more than a 30% reduction	90' Not more than a 30% reduction	20'	8'	10'
R-1-20 Lot size averaging:	20,000 Not more than a 30% reduction	100' Not more than a 30% reduction	20'	8'	10'
R-1-40 Lot size averaging:	40,000 Not more than a 30% reduction	200' Not more than a 30% reduction	20'	8'	10'

EXHIBIT C

PROPOSED CHANGES TO SECTIONS 10-7D-4, 10-6-4, 10-5-4, & 10-7-6(F)

10-7-6: (Single Family)

DESIGN CRITERIA:

A complete application for single-family occupancy must include a site plan, architectural plans and construction drawings of one-quarter (1/4) scale, that show building materials, exterior elevations and floor plans of all proposed structures that meet the following criteria:

A. *HUD Standards, Construction Codes:* All development must comply with the construction codes and, as applicable, the national manufactured housing construction and safety standards and ICC guidelines for manufactured housing installations, that are capable of transferring design deadloads and live loads, and other design loads unique to local home sites, due to wind, seismic, soil and water conditions, that are imposed by or upon the structure into the underlying soil or bedrock without failure.

B. Perimeter footings at least twelve inches (12") below grade.

C. For all dwellings:

1. Space beneath the structure must be enclosed at the perimeter of the dwelling in accordance with ICC guidelines and constructed of weather-resistant materials aesthetically consistent with concrete or masonry type foundation materials.
2. A minimum landing of thirty-six inches (36") by thirty-six inches (36") at each exit.
3. All manufactured home running gear, tongues, axles and wheels must be removed and stored off site or in a separately enclosed structure.

D. *Prohibited Exterior Materials:*

1. Plain concrete block, slump block, weeping mortar.
2. Colored or architectural concrete block.
3. Plywood siding.
4. Metal siding, sheet metal.

5. Untreated metal, or reflective roofing.

E. *Width Of Dwelling*: The width of each dwelling shall not be less than twenty feet (20') at the narrowest point of its first floor, exclusive of any garage, bay window, or appendages.

~~F. *Minimum Floor Area*:~~

~~1. Each dwelling located on a lot of seven thousand (7,000) square feet or less in size shall have a minimum floor area, exclusive of garages and basement, of nine hundred (900) square feet.~~

~~2. Each dwelling located on a lot greater than seven thousand (7,000) square feet in size shall have a minimum floor area, exclusive of garage and basement, of one thousand (1,000) square feet.~~

~~G.~~ F. Any addition to the main structure shall be constructed using the same design, finishes, materials, and colors.

~~H.~~ G. Access: There shall be a minimum of one (1) point of access to a dedicated public road that meets the adopted road standards. All other access requirements shall comply with the current fire code as approved by the fire marshal.

~~I.~~ H. *Special Water Standards*: The following construction standards shall apply to all new or remodeled single- or multiple-family units:

1. Single-family or multifamily residential dwelling units shall install hot water recirculation systems unless hot water delivery can be demonstrated to occur without first displacing more than six-tenths (0.6) gallons of system water.

2. Single-family or multifamily residential dwelling units shall install WaterSense-labeled fixtures, including, but not limited to, faucets, showerheads, toilets, and urinals.

3. Single-family or multifamily residential dwelling units shall install Energy Star-qualified appliances.

4. All individually platted multifamily units which are accessed from the ground floor shall be separately metered, submetered, or equipped with alternative technology capable of tracking the water use of the individual unit. The separate metering of all multifamily units is encouraged where possible. If not otherwise billed directly to the resident of each unit, if possible, the monthly usage information shall be made available to the resident of each

unit to monitor water usage. All multifamily projects shall require separate water meters for all outdoor (irrigation) water usage, including landscaping.

10-7D-4: (Mobile Home)

DESIGN CRITERIA:

A complete application for single-family occupancy must include a site plan, architectural plans, and construction drawings of one-quarter (1/4) scale, which show building materials, exterior elevations and floor plans of all proposed structures that meet the following criteria:

- A. *HUD Standards, Construction Codes:* All development must comply with the construction codes and, as applicable, the national manufactured housing construction and safety standards and ICC guidelines for manufactured housing installations, that are capable of transferring design deadloads and live loads, and other design loads unique to local home sites, due to wind, seismic, soil and water conditions, that are imposed by or upon the structure into the underlying soil or bedrock without failure.
- B. Perimeter footings at least twelve inches (12") below grade.
- C. For all dwellings:
 - 1. Space beneath the structure must be enclosed at the perimeter of the dwelling in accordance with ICC guidelines and constructed of weather-resistant materials aesthetically consistent with concrete- or masonry-type foundation materials.
 - 2. A minimum landing of thirty-six inches (36") by thirty-six inches (36") at each exit.
 - 3. All manufactured home running gear, tongues, axles and wheels must be removed and stored off site or in a separately enclosed structure.
- D. *Exterior Materials:* Each dwelling shall have exterior materials of wood, hardwood, brick, concrete, stucco, glass, metal lap, vinyl lap, tile or stone.
- E. *Width of Dwelling:* The width of each dwelling shall not be less than twenty feet (20') at the narrowest point of its first floor, exclusive of any garage, bay window, or appendages.

~~F. *Minimum Floor Area:*~~

~~1. Each dwelling located on a lot of seven thousand (7,000) square feet or less in size shall have a minimum floor area, exclusive of garages and basement, of nine hundred (900) square feet.~~

~~2. Each dwelling located on a lot greater than seven thousand (7,000) square feet in size shall have a minimum floor area, exclusive of garage and basement, of one thousand (1,000) square feet.~~

10-6-4: (Gravel & Grazing)

DESIGN CRITERIA:

A complete application for single-family occupancy must include a site plan, architectural plans and construction drawings of one-quarter (1/4) scale, that show building materials, exterior elevations and floor plans of all proposed structures that meet the following criteria:

A. *HUD Standards, Construction Codes:* All development must comply with the construction codes and, as applicable, the national manufactured housing construction and safety standards and ICC guidelines for manufactured housing installations, that are capable of transferring design deadloads and live loads, and other design loads unique to local home sites, due to wind, seismic, soil and water conditions, that are imposed by or upon the structure into the underlying soil or bedrock without failure.

B. Perimeter footings at least twelve inches (12") below grade.

C. For all dwellings:

1. Space beneath the structure must be enclosed at the perimeter of the dwelling in accordance with ICC guidelines and constructed of weather resistant materials aesthetically consistent with concrete or masonry type foundation materials.

2. A minimum landing of thirty-six inches (36") by thirty-six inches (36") at each exit.

3. All manufactured home running gear, tongues, axles and wheels must be removed and stored off-site or in a separately enclosed structure.

D. *Exterior Materials:* Each dwelling shall have exterior materials of wood, hardwood, brick, concrete, stucco, glass, metal lap, vinyl lap, tile or stone.

E. *Width Of Dwelling:* The width of each dwelling shall not be less than twenty feet (20') at the narrowest point of its first floor, exclusive of any garage, bay window, or appendages.

~~F. *Minimum Floor Area:* Each dwelling shall have a minimum floor area, exclusive of garage and basement, of five hundred (500) square feet.~~

10-5-4: (Agricultural)

DESIGN CRITERIA:

A complete application for single-family occupancy must include a site plan, architectural plans and construction drawings of one-quarter (1/4) scale, that show building materials, exterior elevations and floor plans of all proposed structures that meet the following criteria:

A. *HUD Standards, Construction Codes:* All development must comply with the construction codes and, as applicable, the national manufactured housing construction and safety standards and ICC guidelines for manufactured housing installations, that are capable of transferring design deadloads and live loads, and other design loads unique to local home sites, due to wind, seismic, soil and water conditions, that are imposed by or upon the structure into the underlying soil or bedrock without failure.

B. Perimeter footings at least twelve inches (12") below grade.

C. For all dwellings:

1. Space beneath the structure must be enclosed at the perimeter of the dwelling in accordance with ICC guidelines and constructed of weather resistant materials aesthetically consistent with concrete or masonry type foundation materials.
2. A minimum landing of thirty-six inches (36") by thirty-six inches (36") at each exit.
3. All manufactured home running gear, tongues, axles and wheels must be removed and stored off site or in a separately enclosed structure.

D. *Exterior Materials:* Each dwelling shall have exterior materials of wood, hardwood, brick, concrete, stucco, glass, metal lap, vinyl lap, tile or stone.

E. *Width Of Dwelling:* The width of each dwelling shall not be less than twenty feet (20') at the narrowest point of its first floor, exclusive of any garage, bay window, or appendages.

~~F. *Minimum Floor Area:* Each dwelling shall have a minimum floor area, exclusive of garage and basement, of one thousand (1,000) square feet.~~

~~G.~~ **F.** *Special Water Standards:* The following standards shall apply to all new or remodeled single-family units:

1. Residential dwelling units shall install hot water recirculation systems unless hot water delivery can be demonstrated to occur without first displacing more than six-tenths (0.6) gallons of system water.
2. Residential dwelling units shall install WaterSense-labeled fixtures, including, but not limited to, faucets, showerheads, toilets, and urinals.
3. Residential dwelling units shall install Energy Star-qualified appliances.

EXHIBIT D

POWERPOINT PRESENTATION

The background is a dark teal color with vertical stripes of varying shades. In the top left corner, there is a light beige abstract shape. In the bottom right corner, there is a light pink abstract shape with several small red dots and a triangle scattered near its top edge.

Proposed R-1 Zone

2025-ZRA-015

TITLE 10-7B-1: ZONING REGULATIONS – SINGLE-FAMILY RESIDENTIAL ZONES – ALLOWED USES

Allowed Uses								
	R-1	R-1-6	R-1-7	R-1-8	R-1-10	R-1-12	R-1-20	R-1-40
City facility, primary	<u>P</u>	P	P	P	P	P	P	P
City facility accessory uses; accessory structure and use	<u>P</u>	P	P	P	P	P	P	P
Communication transmission facilities, including wireless, primary	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>
Communication transmission facilities, including wireless, primary, height over 50'	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
Live-work unit				<u>PS</u>				
Public utility facilities, primary	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>
Public utility facilities accessory uses; accessory structures	<u>P</u>	P	P	P	P	P	P	P
Religious facility, primary	<u>P</u>	P	P	P	P	P	P	P
School, public or charter, primary	<u>P</u>	P	P	P	P	P	P	P
Short-term residential rental	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>
Single-family dwelling, primary	<u>P</u>	P	P	P	P	P	P	P
Single-family dwelling	Accessory structure and use	<u>P</u>	P	P	P	P	P	P
	Agriculture	<u>P</u>	P	P	P	P	P	P

	R-1	R-1-6	R-1-7	R-1-8	R-1-10	R-1-12	R-1-20	R-1-40
accessory uses:	Apiaries/beekeeping					<u>PS</u>	<u>PS</u>	<u>PS</u>
	Child care, in-home babysitting	<u>P</u>	P	P	P	P	P	P
	Child care, family	<u>P</u>	P	P	P	P	P	P
	Greenhouse, high tower or plant nurseries (no retail)	<u>P</u>	P	P	P	P	P	P
	Guesthouse				<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>
	Home occupation	<u>P</u>	P	P	P	P	P	P
	Accessory dwelling unit	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>	<u>PS</u>
	Small animals (not produced for food) up to 8 animals	<u>P</u>	P	P	P	P	P	P
	Urban hens and rabbits – Up to 6 adult hens and 4 adult rabbits per 1,000 sf of lot area – No more than 16 animals per lot, up to 10 rabbits	<u>P</u>	P	P	P	P	P	P
	Urban hen/rabbit coop, pen or cage – Up to 8' tall and 200	<u>P</u>	P	P	P	P	P	P

TITLE 10-7B-3: ZONING REGULATIONS – LOT AREA, WIDTH, YARD REQUIREMENTS

District	Lot Area Minimum in Square Feet	Minimum Lot Width/ Frontage	Minimum Yard Setbacks		
			Front and Street Side	Side	Rear
<u>R-1</u> <u>Density may not exceed underlying General Plan designation.</u>	<u>Not Applicable</u>	<u>LDR – 60'</u> <u>Otherwise – 40'</u>	<u>15' (20 to Garage)</u> <u>Exception:</u> <u>Open porch may encroach 5' into setback</u>	<u>5' where public utility easement doesn't exist</u> <u>8' if public utility easement exists</u>	<u>10'</u>

SECTIONS 10-7-6(F): ZONING REGULATIONS – DESIGN CRITERIA (Single Family)

~~F. – Minimum Floor Area:~~

- ~~1. – Each dwelling located on a lot of seven thousand (7,000) square feet or less in size shall have a minimum floor area, exclusive of garages and basement, of nine hundred (900) square feet.~~
- ~~2. – Each dwelling located on a lot greater than seven thousand (7,000) square feet in size shall have a minimum floor area, exclusive of garage and basement, of one thousand (1,000) square feet.~~

SECTIONS 10-7D-4(F): ZONING REGULATIONS – DESIGN CRITERIA (Mobile Home)

~~F. – Minimum Floor Area:~~

- ~~1. – Each dwelling located on a lot of seven thousand (7,000) square feet or less in size shall have a minimum floor area, exclusive of garages and basement, of nine hundred (900) square feet.~~
- ~~2. – Each dwelling located on a lot greater than seven thousand (7,000) square feet in size shall have a minimum floor area, exclusive of garage and basement, of one thousand (1,000) square feet.~~

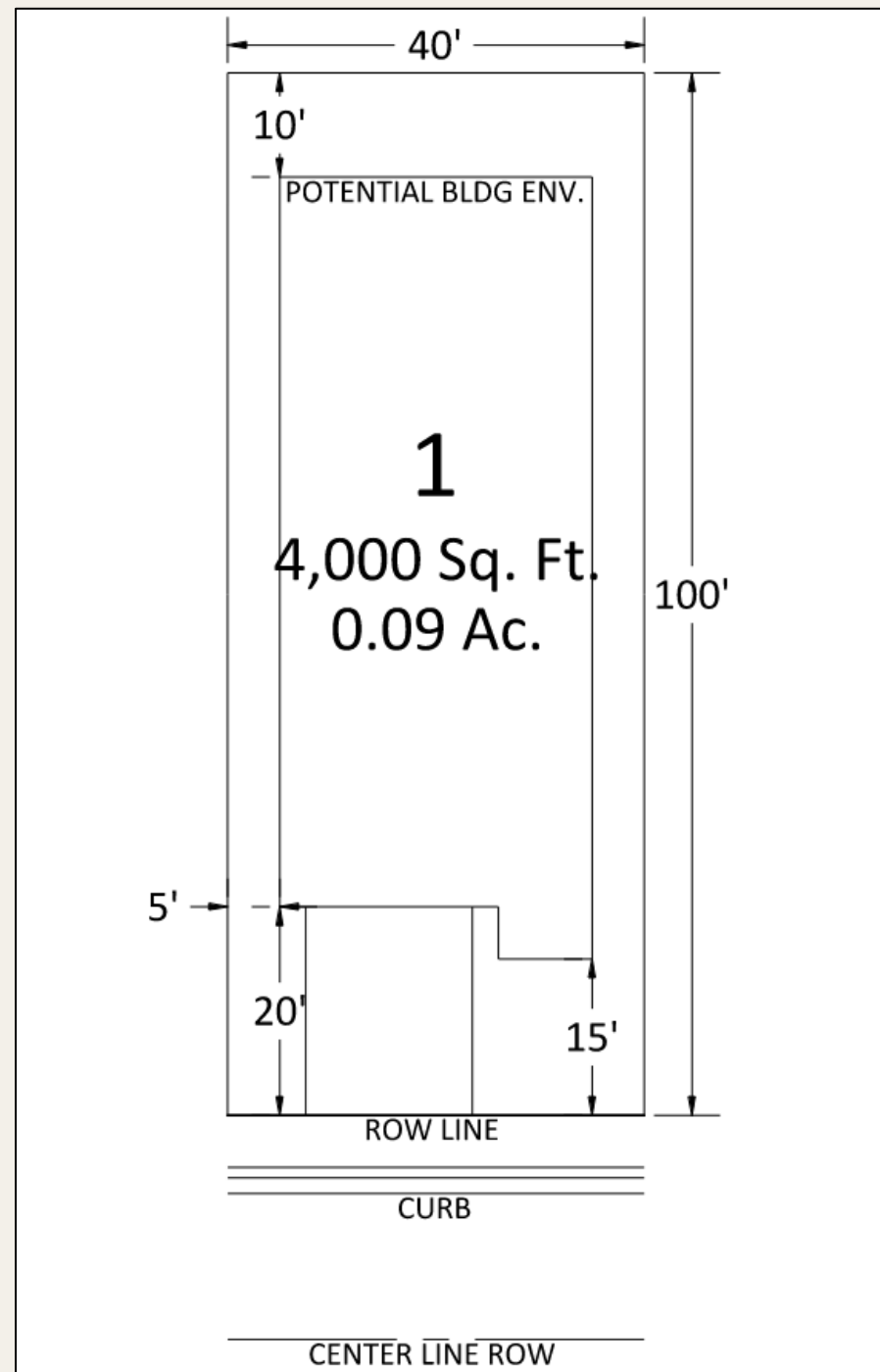
SECTIONS 10-6-4(F): ZONING REGULATIONS – DESIGN CRITERIA (Gravel & Grazing)

~~F.-Minimum Floor Area: Each dwelling shall have a minimum floor area, exclusive of garage and basement, of five hundred (500) square feet.~~

SECTIONS 10-5-4: ZONING REGULATIONS – DESIGN CRITERIA (Agricultural)

~~F. – Minimum Floor Area: Each dwelling shall have a minimum floor area, exclusive of garage and basement, of one thousand (1,000) square feet.~~

4,000 FT² EXAMPLE



ST. GEORGE PLANNING COMMISSION MINUTES
January 13, 2026, 5:00 P.M.
CITY COUNCIL CHAMBERS

PRESENT:

Planning Commission Chair Austin Anderson
Planning Commission Member Brandon Anderson
Planning Commission Member Ben Rogers
Planning Commission Member Terri Draper
Planning Commission Member Lori Chapman
Planning Commission Member Nathan Fisher

EXCUSED:

Planning Commission Member Kelly Casey

STAFF MEMBERS PRESENT:

City Deputy Attorney Jami Bracken
Community Development Director Carol Winner
Assistant Public Works Director Wes Jenkins
Planner Brenda Hatch
Planner Dan Boles
Planner Brian Dean
Development Office Supervisor Angie Jessop

OTHERS PRESENT:

Applicant James Sullivan
Applicant Victoria Hales

CALL TO ORDER:

Planning Commission Chair Anderson called the meeting to order and welcomed all in attendance. The Pledge of Allegiance to the Flag was led by Commission Member Anderson.

Link to call to order and flag salute: [00:00:30](#)

Link to call for disclosures [00:01:13](#)

Link to Commission Member Anderson recuses himself on Item #6 [00:40:10](#)

ITEM 1

GENERAL PLAN AMENDMENT Sullivan GPA 2450 S- PUBLIC HEARING -
Consider a request to change the general plan designation from AE
(Agricultural Estates) to LDR (Low Density Residential) on approximately
11.72 acres located on the north-west corner of 2450 South and 3210 East.
The applicant is Bush & Gudgell, Inc and the representative is Bob
Hermanson. Case No. 2025-GPA-018 (Staff – Dan Boles)

Agenda Packet [\[Page 3\]](#)

Link to Presentation by Dan Boles [00:16:00](#)

Link to public hearing [00:18:46](#)

Link to comment by Janet Drew [00:19:06](#)

Link to comment by LuAnn Jensen [00:20:10](#)

Link to comment by Janet Drew [00:22:00](#)

Public Hearing Closed

Link to comment by applicant James Sullivan [00:22:42](#)

Link to motion [00:24:19](#)

MOTION:

A motion was made by Planning Commission Member Draper to forward a positive recommendation to City Council for Item 1.

SECOND:

The motion was seconded by Planning Commission Member Chapman.

VOTE:

Commission Chair Anderson called for a vote, as follows:

Planning Commission Chair Anderson – aye
Planning Commission Member Anderson –aye
Planning Commission Member Fisher – aye
Planning Commission Member Casey – absent
Planning Commission Member Chapman – aye
Planning Commission Member Rogers –aye
Planning Commission Member Draper –aye

The vote was unanimous. Motion carries.

ITEM 2

GENERAL PLAN AMENDMENT Dixie Dr GPA – PUBLIC HEARING –

Consider a request to change the general plan land use designation from COM (Commercial) to HDR (High Density Residential) on approximately 8.91 acres located west of Dixie Drive and south of Canyon View Drive. The applicant is American Land Consulting LLC, and the representative is Adam Allen. Case No. 2025-GPA-019 (Staff – Brian Dean)

***This item will not be heard at this meeting and re-noticed at a later date. ***

ITEM 3

GENERAL PLAN AMENDMENT Tonaquint 35 Acres – PUBLIC HEARING –

Consider a request to change the general plan land use designation from LDR (Low Density Residential) to MDR (Medium Density Residential) on approximately 17.64 acres located west of Mesa Palms Drive and north of Curly Hollow Drive. The applicant is American Lands Consulting LLC, and the representative is Adam Allen. Case No. 2025-GPA-020 (Staff – Brenda Hatch)

Agenda Packet [\[Page 13\]](#)

Link to Presentation by Brenda Hatch [00:40:28](#)

Link to public hearing [00:42:43](#)

No Comments, Public Hearing Closed

Link to motion [00:43:10](#)

MOTION:

A motion was made by Planning Commission Member Anderson to forward a positive recommendation for Item #3, General Plan Amendment for Tonaquint 35 acres with staff's recommendations.

SECOND:

The motion was seconded by Planning Commission Member Rogers.

VOTE:

Commission Chair Anderson called for a vote, as follows:

Planning Commission Chair Anderson – aye
Planning Commission Member Anderson –aye
Planning Commission Member Fisher – aye
Planning Commission Member Casey – absent
Planning Commission Member Chapman – aye
Planning Commission Member Rogers –aye
Planning Commission Member Draper –aye

The vote was unanimous. Motion carries.

ITEM 4

ZONE CHANGE- Sullivan PD-C 2450 S – PUBLIC HEARING

Consider a request to change the zoning from A-1 (Agriculture, one-acre minimum lot size) to PD-C (Planned Development Commercial) on approximately 8.46 acres. The property is generally located on the north-east corner of 2450 South and 3000 East. Case No. 2025-ZC-023 (Staff – Dan Boles)

Agenda Packet [\[Page 24\]](#)

Link to Presentation by Dan Boles [00:24:50](#)

Link to public hearing [00:30:43](#)

Link to comment by Janet Drew [00:31:00](#)

Public Hearing Closed

Link to question by Commission Member Draper and discussion with Assistant Deputy Attorney Brackin [00:33:52](#)

Link to question by Commission Member Chapman and discussion with Assistant Deputy Attorney Brackin [00:34:52](#)

Link to comment by Mr. Boles and discussion with Commission Members [00:36:19](#)

Link to motion [00:39:19](#)

MOTION:

A motion was made by Planning Commission Member Rogers to forward a positive recommendation to City Council for Item #4.

SECOND:

The motion was seconded by Planning Commission Member Fisher.

VOTE:

Commission Chair Anderson called for a vote, as follows:

Planning Commission Chair Anderson – aye
Planning Commission Member Anderson –aye
Planning Commission Member Fisher – aye
Planning Commission Member Casey – absent
Planning Commission Member Chapman – aye
Planning Commission Member Rogers –aye
Planning Commission Member Draper –aye

The vote was unanimous. Motion carries.

ITEM 5

ZONE REGULATION AMENDMENT County Park in R-1-10 Zone–PUBLIC HEARING

Consider a request to amend a portion of the City of St. George Code, Title 10-7B (Single Family Residential Zones), to modify the allowed uses table to include “county park” as a permitted use in the R-1-10 (Single Family Residential, 10,000 ft² minimum lot size) zone. The applicant is Washington County represented by Victoria Hales. Case No. 2025-ZRA-016 (Staff – Dan Boles)

Agenda Packet [\[Page 44\]](#)

Link to Presentation by Dan Boles [00:01:43](#)

Link to comment by Assistant Deputy Attorney Jami Bracken [00:05:07](#)

Link to question by Commission Member Chapman [00:06:57](#)

Link to comment by Commission Member Nathan Fisher [00:07:48](#)

Link to discussion by Commission Members [00:08:35](#)

Link to public hearing [00:09:20](#)

Public Hearing Closed

Link to comment by applicant Victoria Hales [00:09:31](#)

Link to discussion by Commission Members [00:13:52](#)

Link to motion [00:15:08](#)

MOTION:

A motion was made by Planning Commission Member Fisher to recommend approval of line item 5.

SECOND:

The motion was seconded by Planning Commission Member Draper.

VOTE:

Commission Chair Anderson called for a vote, as follows:

Planning Commission Chair Anderson – aye
Planning Commission Member Anderson –aye
Planning Commission Member Fisher – aye
Planning Commission Member Casey – absent
Planning Commission Member Chapman – aye
Planning Commission Member Rogers –aye
Planning Commission Member Draper –aye

The vote was unanimous. Motion carries.

ITEM 6

**PRELIMINARY PLAT Bloomington Garden Lot Split –
Consider a request for a preliminary plat amendment for the Bloomington Gardens subdivision splitting Lot 19 into two separate lots. The applicant is Rosenberg Associates, and the representative is Jared Bates. Case No. 2025-PP-041 (Staff – Brian Dean)**

Agenda Packet [\[Page 53\]](#)

Link to Presentation by Brian Dean [00:43:50](#)

Link to question by Commission Member Chapman [00:44:57](#)

Link to motion [00:46:13](#)

MOTION:

A motion was made by Planning Commission Member Fisher to approve Item #6, adopting the findings of staff.

SECOND:

The motion was seconded by Planning Commission Member Rogers.

VOTE:

Commission Chair Anderson called for a vote, as follows:

Planning Commission Chair Anderson – aye
Planning Commission Member Anderson –recused
Planning Commission Member Fisher – aye
Planning Commission Member Casey – absent

Planning Commission Member Chapman – aye
Planning Commission Member Rogers –aye
Planning Commission Member Draper –aye

The vote was unanimous. Motion carries.

ITEM 7

PRELIMINARY PLAT White Cliffs –

Consider a preliminary plat for White Dome Townhomes for a 66- unit plat. The applicant is DSG Engineering and the representative is Mike Terry. Case No. 2025-PP-039 (Staff – Brenda Hatch)

Agenda Packet [\[Page 66\]](#)

Link to Presentation by Brenda Hatch [00:46:52](#)

Link to motion [00:48:16](#)

MOTION:

A motion was made by Planning Commission Member Draper to approve the White Cliffs preliminary plat, based on the findings and conditions that they update the legal description to the proposed subdivision boundary and update Section D detail to reflect the property line adjustment.

SECOND:

The motion was seconded by Planning Commission Member Rogers.

VOTE:

Commission Chair Anderson called for a vote, as follows:

Planning Commission Chair Anderson – aye
Planning Commission Member Anderson –aye
Planning Commission Member Fisher – aye
Planning Commission Member Casey – absent
Planning Commission Member Chapman – aye
Planning Commission Member Rogers –aye
Planning Commission Member Draper –aye

The vote was unanimous. Motion carries.

ITEM 8

PRELIMINARY PLAT Sun River Commons Phase 8 Amended –

Consider a request for a preliminary plat amendment for a subdivision consisting of three lots. Lot 3 would be approximately 3.39 acres, Lot 4 would be approximately 1.35 acres, and Lot 5 would be approximately 1.12 acres. The applicant is AWA Engineering, and the representative is Shaun Young. Case No. 2025-PP-038 (Staff – Brian Dean)

Agenda Packet [\[Page 75\]](#)

Link to Presentation by Brian Dean [00:48:58](#)

Link to motion [00:50:46](#)

MOTION:

A motion was made by Planning Commission Member Rogers to approve Item #8 application number 2025-PP-038 with the staff recommendations.

SECOND:

The motion was seconded by Planning Commission Member Chapman.

VOTE:

Commission Chair Anderson called for a vote, as follows:

Planning Commission Chair Anderson – aye
Planning Commission Member Anderson –aye
Planning Commission Member Fisher – aye
Planning Commission Member Casey – absent
Planning Commission Member Chapman – aye
Planning Commission Member Rogers –aye
Planning Commission Member Draper –aye

The vote was unanimous. Motion carries.

APPROVAL OF MINUTES:

Consider a request to approve the meeting minutes from the December 9, 2025 meeting.

Agenda Packet [\[Page 87\]](#)

Link to motion [00:51:46](#)

MOTION:

A motion was made by Planning Commission Member Draper to approve minutes of the December 9, 2025, meeting.

SECOND:

The motion was seconded by Planning Commission Member Fisher.

VOTE:

Commission Chair Anderson called for a vote, as follows:

Planning Commission Chair Anderson – aye
Planning Commission Member Anderson -aye
Planning Commission Member Fisher – aye
Planning Commission Member Casey – aye
Planning Commission Vice Chair Chapman –aye
Planning Commission Member Rogers – aye
Planning Commission Member Draper- aye

The vote was unanimous and the motion carried.

CITY COUNCIL ITEMS:

Carol Winner, the Community Development Director, will report on items heard at the December 18, 2025, City Council Meeting.

1. *City Standard Specifications Section 4*
2. *Kachina Springs Lot 24 Amended*
3. *Annexation Policy*

ADJOURN:

Link to motion: [00:54:14](#)

MOTION:

A motion was made by Planning Commission Member Rogers to adjourn.

SECOND:

The motion was seconded by Planning Commission Member Chapman.

VOTE:

Commission Chair Anderson called for a vote, as follows:

Planning Commission Chair Anderson – aye
Planning Commission Member Anderson –aye
Planning Commission Member Fisher – aye
Planning Commission Member Casey –aye
Planning Commission Member Chapman –aye
Planning Commission Member Rogers –aye
Planning Commission Member Draper – aye

The vote was unanimous, and the motion carries.

/s/
Angie Jessop, Development Services